

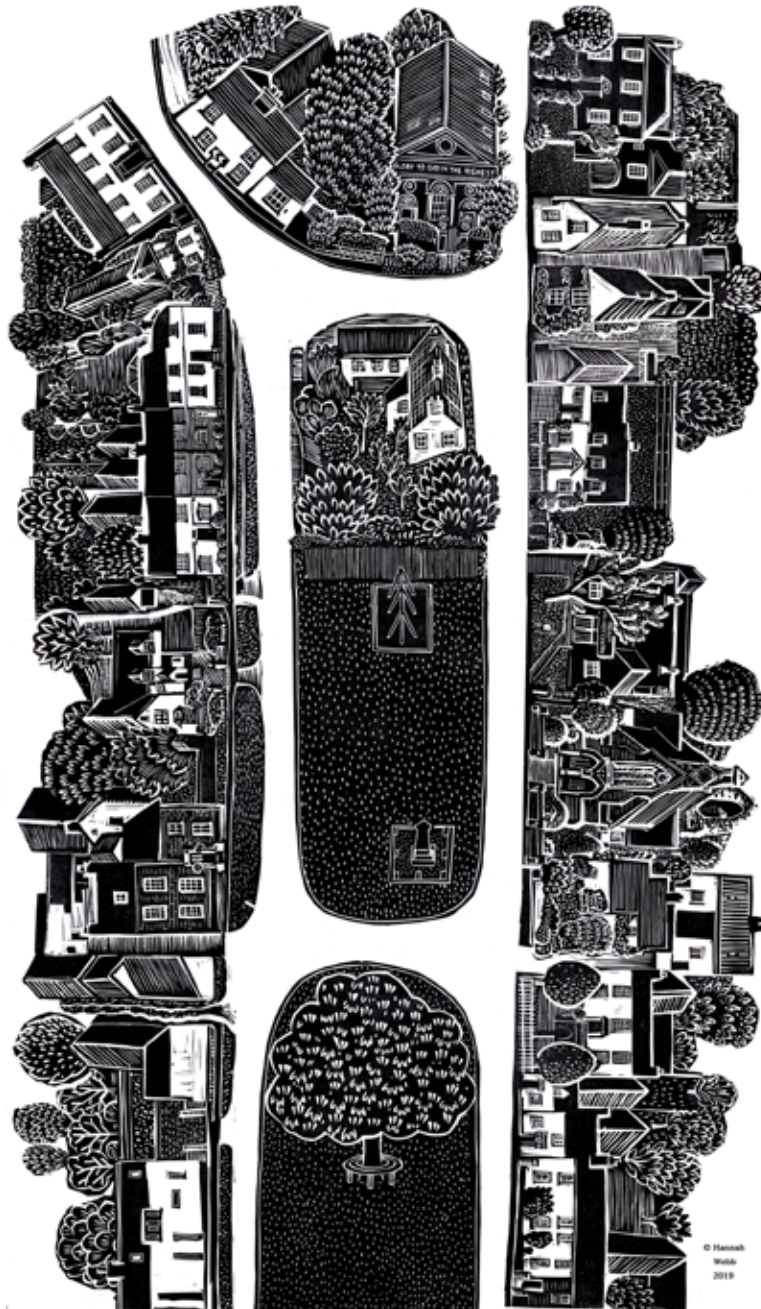
A watercolor illustration of a village scene. In the foreground, there are green fields with a path leading towards a cluster of houses. The houses have various roof colors, including red and brown. A church with a prominent steeple is visible in the middle ground. The background shows a hazy landscape with more buildings and a body of water. The overall style is soft and painterly.

# Reach Neighbourhood Plan

Pre-Submission Consultation Version

JUNE 2021








Reach Parish Council



Thank you to Tim and Dafila Clutton-Brock for permission to use an image of a watercolour of Fair Green in 1918 to Hannah Webb for the lino-cut map of the village and to Rosanna Moseley-Gore for photographs of the neighbourhood.

Prepared by a Project Group of Parish Councillors and volunteers on behalf of Reach Parish Council and supported by Places4People Planning Consultancy.

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# 1. INTRODUCTION

- 1.1** The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made”, become part of the legal planning framework for the designated area..
- 1.2** A Neighbourhood Plan is, therefore, a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and contains a vision statement, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.
- 1.3** Parish councils are encouraged to produce their own Neighbourhood Plans enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4** During 2018 there was a strong sense in the village that there was no local control. In January 2019 the Parish Council agreed to prepare a Neighbourhood Plan and established a Project Group to oversee its preparation. In February 2019 East Cambridgeshire District Council designated the whole parish as a “Neighbourhood Area”, the area for which the Plan would apply and as illustrated in Map 1. Since the establishment of the project, the following key pieces of work have been accomplished:
- Residents’ Survey
  - Landscape Character Appraisal
  - Design Guidance
  - Assessment of Local Green Spaces
  - Ecology Survey

- Identification of Buildings of Local Significance
- Appraisal of Important Views

- 1.5** This draft Neighbourhood Plan has been prepared by the Project Group. It focuses on local planning related matters and provides the parish of Reach with greater opportunities than ever before to influence change and development within our area, based upon a fair and democratic consultation process.
- 1.6** The Plan is structured to provide information about the Neighbourhood Plan process; the Village’s distinct character, history and geography; Vision and Objectives; and the planning policies that will be used by the District Council when considering planning applications.
- 1.7** This Draft Neighbourhood Plan represents the culmination of preparing and commissioning background reports and consulting with residents. It conforms with the strategic planning policies of the East Cambridgeshire Local Plan (2015), the requirements of the National Planning Policy Framework and, most importantly, reflects the aspirations of the residents of Reach.



### Purpose and Scope of Plan

1.8 The Neighbourhood Plan has been prepared to provide a detailed layer of local policies which reflect the specific context of Reach, as well as providing up-to-date planning policies that reflect the current status of the East Cambridgeshire Local Plan. At important points during the preparation of the Plan, the wishes and opinions of the local community have been sought and are reflected in it. The Plan covers seven main topic areas as illustrated below.



1.9 These areas form the basis for the content of the Plan and the distinct chapters cover the policies and aspirations for each topic. Each chapter contains a reminder of the relevant objectives and a summary of the relevant evidence collected during the preparation of the Plan, culminating in planning policies and, where appropriate, community actions and projects. Community actions do not form part of the “statutory” Neighbourhood Plan but are included to identify other areas of improvement and change that residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered RCH1, RCH2 etc, while separate boxes contain the non-statutory community actions, identified as CA1, CA2.

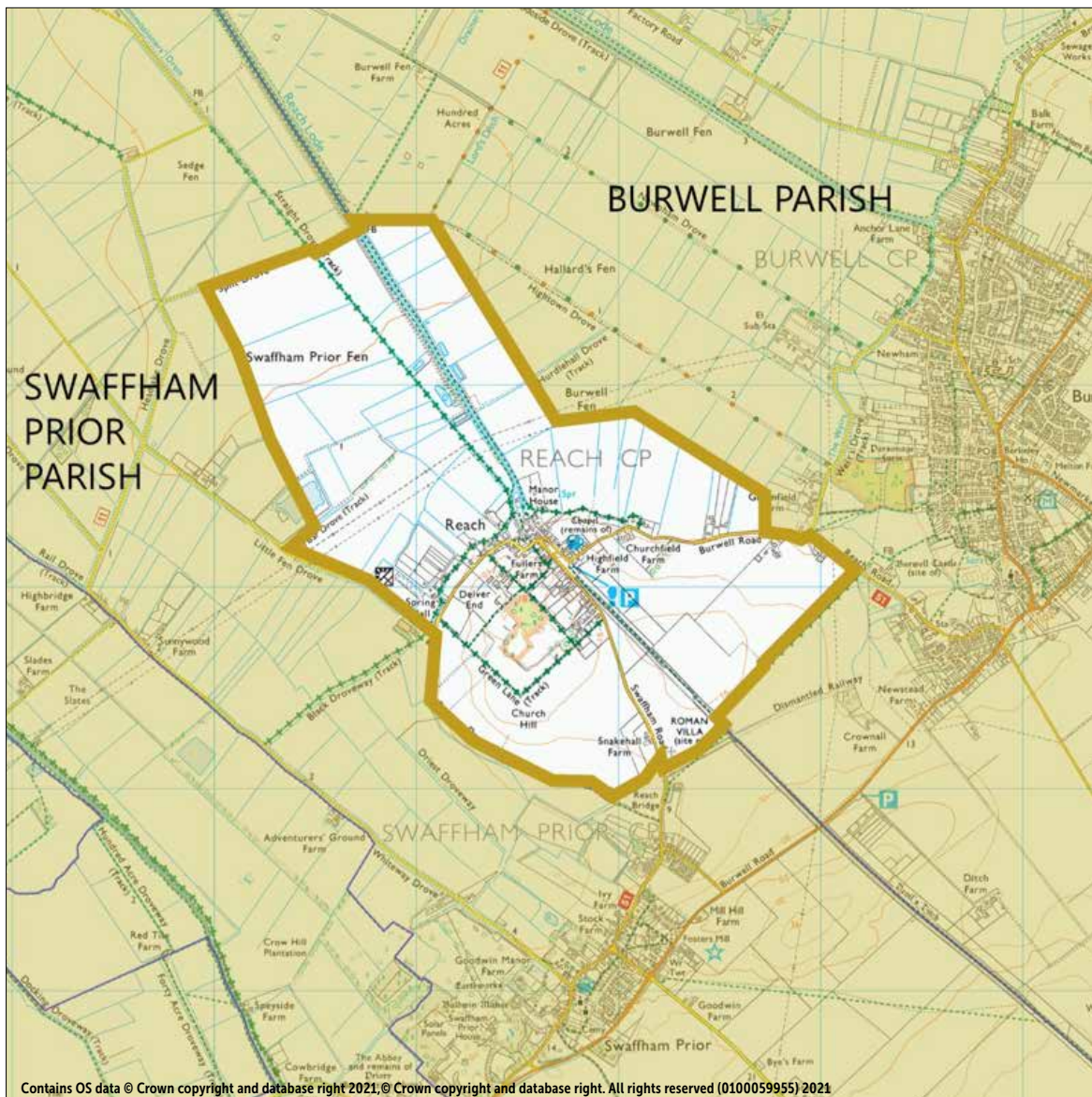
1.10 When considering planning applications, the District Council will use the Neighbourhood Plan policies relevant to the proposal, as well as those in the adopted Local Plan and the National Planning Policy Framework (NPPF). Occasionally the NPPF is updated and, in such circumstances, such changes will supersede the policies in the Neighbourhood Plan.

How the Plan Has Been Prepared

1.11 The Neighbourhood Plan Regulations require a neighbourhood plan to:

- be appropriate, having regard to national planning policy;
- contribute to achieving sustainable development;
- be in general conformity with strategic policies in the development plan for the local area; and
- be compatible with EU obligations and Human Rights requirements.

1.12 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.



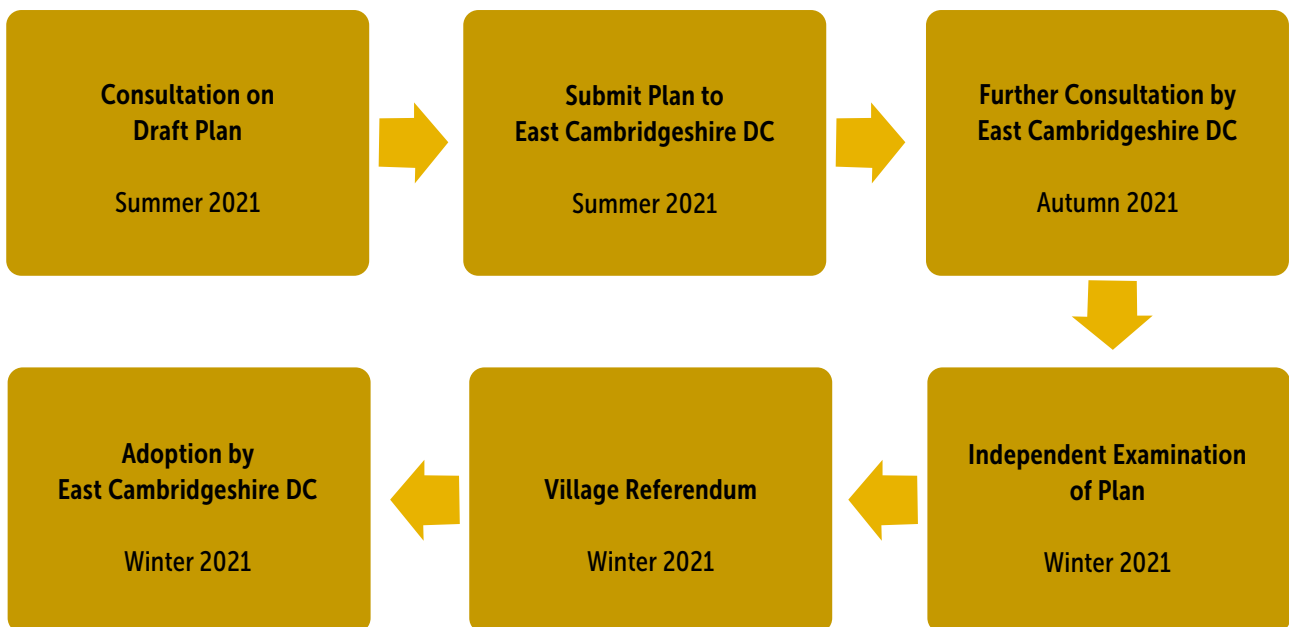
MAP 1: The Designated Neighbourhood Plan Area

1.13 Community consultation events have been held as follows:

- An information stall at Reach Fair in May 2019
- A launch event in Reach Village Hall in June 2019
- A village walkabout also in June 2019 led by a local history, archaeology, ecological, hydrology and geology experts resident in the village.
- Progress reports, including requests for feedback and information, in 'Within Reach' the parish magazine which is delivered bimonthly to every household in the village.
- A webpage ([www.reach-village.co.uk/neighbourhood\\_plan.html](http://www.reach-village.co.uk/neighbourhood_plan.html)) containing information about the NP Working Group and all evidence gathered in support of the Plan

All meetings of the NP Working Group (including those online) were open to the public and agendas circulated, via social media and a village email network, well in advance.

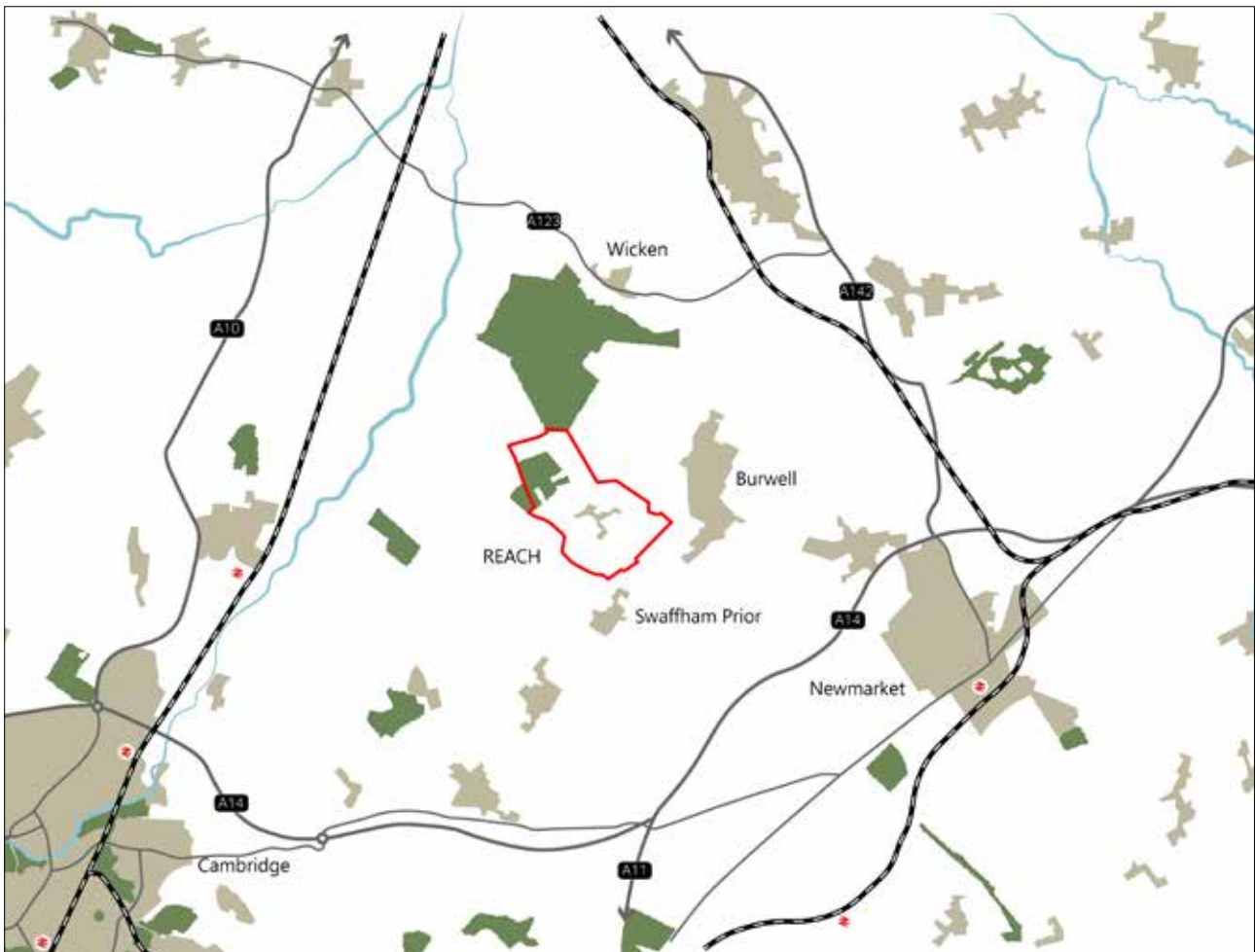
1.14 Following the consultation on this Draft Neighbourhood Plan, it needs to follow the steps illustrated below before it can be adopted by East Cambridgeshire District Council and be used when considering planning applications across the Parish.



## 2 REACH PAST AND PRESENT

2.1 Reach is a small village in East Cambridgeshire. It sits 11 miles to the Northeast of Cambridge and 5 miles to the east of Newmarket, as illustrated on Map 2. Reach is a compact settlement lying on the fen edge. Virtually all the housing in the village has been built on low-lying chalk abutting the fen soils between 3 and 10 metres above sea level. Though limited in elevation, the choice of site was important in flood mitigation and shapes Reach's visual presence in the landscape.

2.2 Reach is a unique settlement. Reach is a particularly small neighbourhood covering just 422 hectares (1.75 square miles). However, there are significant areas of national archaeological, historical and environmental interest within its bounds. The village's form strikingly reflects its rich past and its relationship with the landscape. It is remarkably unchanged for several centuries. It is defined by an artificial spine of the Devils Dyke - Fair Green - The Hythe and Reach Lode that runs through



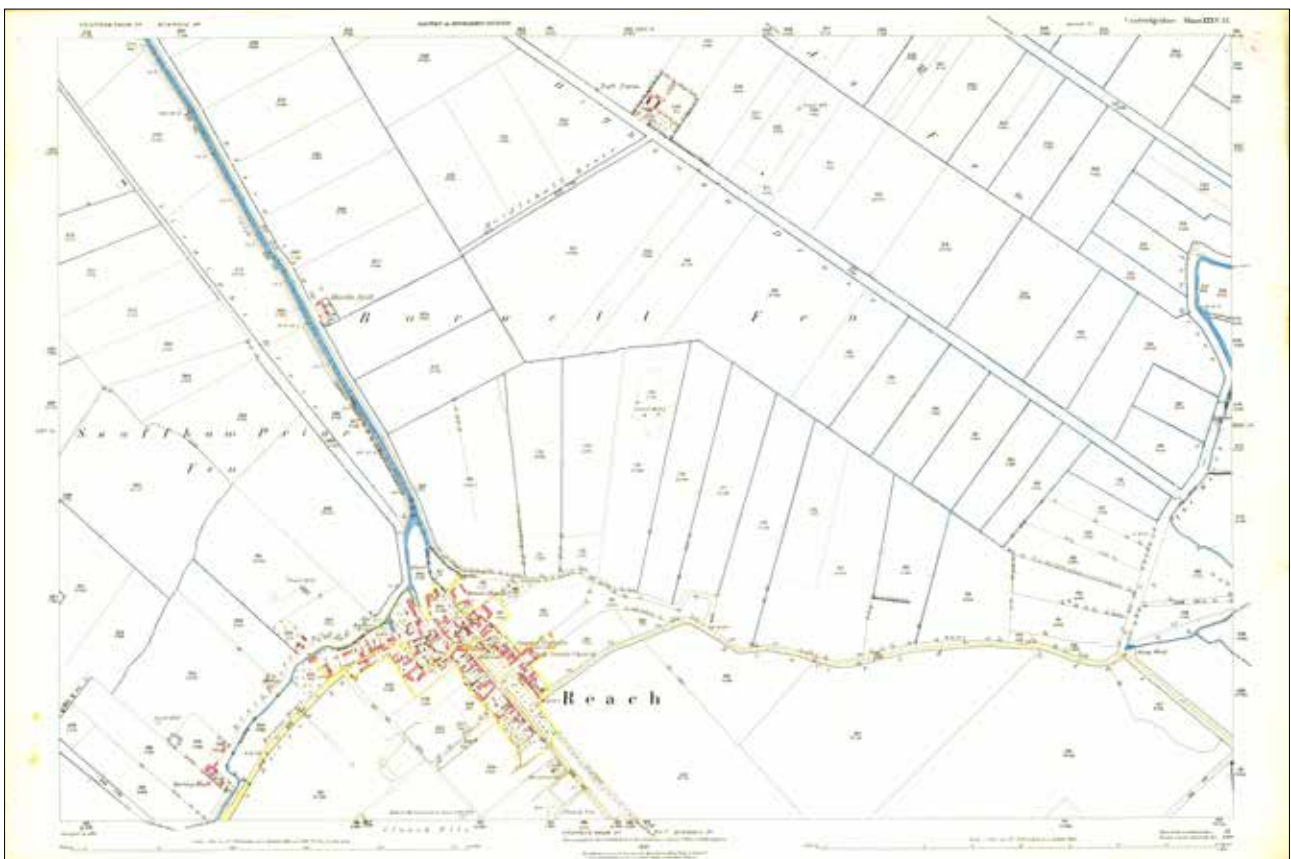
Map 2: Location of Reach

the entirety of the neighbourhood and reflects land use going back to at least the Saxon Period. The Devils Dyke is the largest Anglo-Saxon earthworks in the country. Fair Green hosts Reach Fair one of England's oldest festivals, receiving its charter from King John in 1201. There is growing evidence that that a dock may have existed at the site of the Hythe from the Roman period, that the Hythe is a human construction and the associated docks and basins were significantly more extensive than has been previously appreciated. As a port with access to the North Sea, the Hythe was of regional significance during the medieval period and shaped and drove Reach's growth as a commercial centre.

the River Cam, remains navigable and is popular with leisure boats.



- 2.3 The Lode, probably created by the Romans but re-routed and re-modelled on several occasions through to the 18th century to join Reach with



Map 3: Reach 1887 Ordnance Survey Map

**2.4** The axis of the village changed at some point in the 18th century. Before that date the Dyke ran intact to the Hythe and the village was probably centred on the current Drying Ground and orientated to a route running from the south west - Barston Drove, Great Lane, Little Lane and then east connecting again to Barston Drove via the Hythe. As far as we can establish, there are no houses round Fair Green that date from medieval period. Fair Green only appears to have been created and to have become the centre of the village from the 18th century. We can assert that some houses around the Green date from the 17th century based on the RCHM inventory of 1972. There are perhaps two houses in the conservation zone but nearer to the Hythe (White Roses and the Manor House) which can be dated to the medieval period and which are on the earlier axis. Today the village has a clearly defined centre around Fair Green and this and the surrounding area form a designated Conservation Area.

**2.5** Reach also has a rich natural environment resulting from the chalk/fen junction that runs roughly east-west through the parish. Elsewhere valuable environments have arisen as a result of human activity for example the chalk grassland SSSI that has developed on the Devil's Dyke, the chalk cliff faces of Reach's clunch pits and in and around the borrow pits of Tubney Fen and Hurdle Hall.

**2.6** Approximately two thirds of Reach's neighbourhood lies within the National Trust's Wicken Vision area. About one third of the neighbourhood is underlain by peat soils which offer great potential for environmental enhancement. We calculate that they hold over 120,000 tonnes of carbon which, under current management, is being lost to the atmosphere at the rate of over 900 tonnes per year.

**2.7** About two thirds of the parish lies below 2 metres above sea level. Furthermore, as Reach Lode and the River Cam, which drain the area, sit above it, there is a growing risk of flooding, given projections for changes in rainfall intensity and pattern arising from climate change. In the longer-term the risk of

inundation as the result of sea level rise is likely to increase.

**2.8** Reach's infrastructure and services are limited. Whilst the village has a pub, a village hall and a church, there is no shop in the village centre (there is a farm shop at The Prospects Trust one kilometre south of the village), school or medical facilities. Employment opportunities are also limited. The electricity system is quite fragile, prone to outage in bad weather and close to capacity. The sewerage system capacity is similarly limited. Roads into the village are narrow, unlit and contain several bends of very poor visibility. In their current form, none of these services could support significant development. Reach is not on the natural gas grid and approximately 90% of households rely on oil for central heating.

**2.9** Reach is a peaceful, small and attractive village set in landscape of significant character, with a strong community spirit and a long history, with much surviving evidence. The Devils Dyke, both a Site of Special Scientific Interest and a Scheduled Monument runs north-south through the village and the National Trust already owns significant areas of land within the neighbourhood and, through its Wicken Vision programme, aspires to acquire more for conservation and recreation benefit.

**2.10** The Village holds an Annual Fair in May, one of England's oldest festivals dating back to a Royal Charter of 1201, which attracts visitors from all around Cambridgeshire and beyond. The community also:

- has planted two woodlands and created an orchard, tennis court, horse riding manège and cricket pitch;
- maintains the well-used Village Centre to a high standard;
- manages a children's play park and swings on Fair Green; and
- produces a village magazine every two months which is delivered to each household.

**2.11** The community has ambitions to improve the landscape of the Hythe for conservation and recreation based on an improving understanding of the rich history of the site. There are many footpaths, droves, green lanes and bridleways through and around Reach, which are well-used and popular with locals and visitors, who value the tranquillity arising from limited and, on many routes, no vehicular traffic, views and variety of wildlife. Reach is proud of its pub, The Dykes End which was saved some years ago when the village purchased it. There is also a church with regular services. Reach looks to neighbouring villages for schools, shops and GP's surgery.

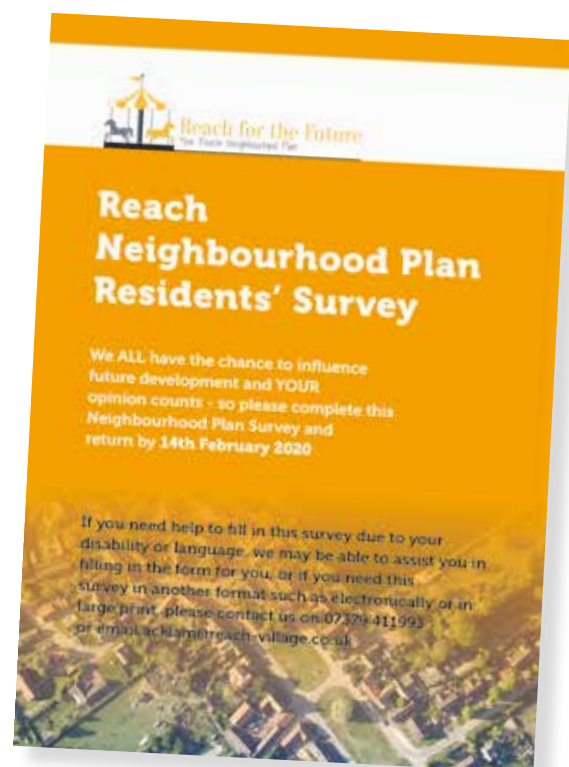
**2.12** The most recent estimates from the Office for National Statistics suggest that the parish population in mid-2019 was 329, which suggests the population has decreased by nearly 10% from 365 in 2001.

### Residents' Survey Results

**2.13** In 2020 a survey was distributed to every household to complete. Some 146 responses were received, and a comprehensive report of the results is available to view and download on the Neighbourhood Plan pages of the village website. The key messages arising from the survey are:

- Most respondents (36%) supported building 1-5 additional homes in the village by 2036, with 30% supporting between 6 and 10.
- The strongest support for any new housing was that it should be owner occupied but there was also a high level of support for housing suitable for downsizing, or for first time buyers and that new homes should be sustainable and built to the highest environmental standards.
- The protection of natural features, important views and paths and droves was very important to most residents.
- Most respondents agreed that it is important to minimise the impact of development on Reach's historic environment and archaeological sites.
- There is a high level of support for a community renewable energy project.

- Around 75% of respondents said more needed to be done to stop HGVs transiting the village.
- Nearly 80% said that safe access routes for pedestrians, cyclists and horse riders to Burwell and Swaffham Prior should be created.
- Only 8% of respondents never used the Dykes End PH.
- 37% of respondents used the Prospects Trust shop either weekly or monthly.
- There was an almost even split (yes/no) when asked whether the Plan should make provision for employment in the village but a slight majority in favour of promoting Reach's attractions.



### Current Issues

- There has been an erosion of the gap between the built-up area of the village and Burwell in the last 50 years. Further building in what remains of the gap or in the gap between the village and Swaffham Prior could have a serious impact on the distinct and discrete character of the village.
- It is possible that in future Reach will become a gateway to the National Trust Vision area and as the population in the Cambridge area grows, the Parish may experience increased visitors. This may lead to development pressure not necessarily in relation to housing but associated with tourism.
- The impact of vehicles. Parking is an issue on the Hythe and, increasingly, around Fair Green at weekends. Traffic levels are likely to increase as car users from the west of Burwell seek quicker commuting to Cambridge. Speeding is an issue which deters walkers, cyclists and horse-riders from using the roads to Burwell and Swaffham Prior which are narrow and have blind bends. Measures are being introduced to tackle the issue of HGV traffic transiting the village. In winter months increasing levels of recreational 4x4 traffic is making some Reach's byways impassable for walkers, cyclists and horse-riders.
- House prices are excluding many that want to live in the village from the housing market. The parish has a significantly higher proportion of home ownership than surrounding parishes.
- Other than those that work from home, few actually work in the village and, at the time of the 2011 Census, most travelled on average 12 miles to work. Commuting to Cambridge, the main work destination, by public transport does not meet most residents' needs and commuting by car is becoming progressively more difficult with frequent lengthy delays at the Stow-Cum-Quy A14 junction. The nearest railway stations are at Dullingham and Cambridge North.
- There is a need for safe, vehicle-free walking, cycling and equestrian routes to neighbouring villages especially Burwell.



### 3. PLANNING POLICY CONTEXT

3.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (NPPF) and the strategic policies of the Local Plan. The most recent version of the NPPF was published by the Government in February 2019. The Framework sets out a presumption in favour of sustainable development.

**Paragraph 11 of the NPPF states:**

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

3.2 For communities preparing Neighbourhood Plans the NPPF states that they should:

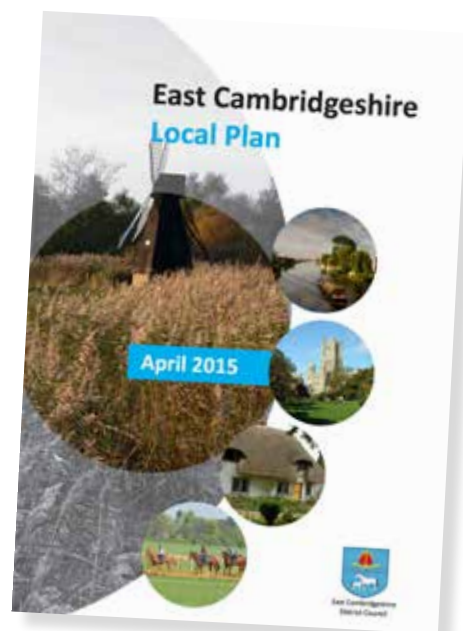
- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development.
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

3.3 At a more local level, the relevant Local Plan is the East Cambridgeshire Local Plan adopted in 2015. It focuses most growth on Ely, Littleport and Soham. For villages, including Reach, a “Development Envelope” is defined whereby proposals for new development within that Envelope is supported in principle but development outside it will be strictly controlled.

3.4 At the time the Neighbourhood Plan was prepared, the District Council had commenced work on a “Single Issue Review” of the Local Plan and in March 2021 consulted on options for the content of the Review. The District Council stated that the need to review the Local Plan was “triggered by a number of factors including:

- the need to re-examine the appropriate level of housing growth, to ensure there is sufficient housing land supply;
- to ensure the Local Plan remains up to date.”

3.5 The March 2021 consultation document identified that the District Council did not propose to identify any further housing allocation “on the simple basis that supply already meets the [housing] requirement; indeed, supply is almost double the requirement.”



## THE VISION

In 2031 Reach will have retained its distinct identity where limited sustainable development has taken place that:

- meets identified needs of the local community;
- respects the high quality historic and natural environment;
- embraces new technology; and
- makes a positive contribution towards reducing the impact of climate change.



## 4. VISION AND OBJECTIVES

**4.1** The vision and objectives for the Neighbourhood Plan have been prepared taking into consideration the outcomes of the community engagement referred to earlier in this Plan as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the Local Plan. The Vision sets out the over-arching approach as to how future development proposals in Reach will be considered through the Neighbourhood Plan. This is amplified through the definition of Objectives for the topic areas that have, in turn, guided the identification of both the planning policies and community actions contained in the Plan. The Planning Policies

contained in the Neighbourhood Plan do not repeat the policies in the Local Plan or the NPPF but supplement them by adding local detail, bringing matters up-to-date and addressing locally specific matters.

**4.2** Given that Reach is a small and relatively isolated rural community that currently has a limited range of services, the Vision for the Village through to 2031 is one where the level of future growth reflects the lack of services as well as recognising the significance of the historic and natural environment, while welcoming the use of new technology in order to minimise the adverse impact on the climate and to enable residents to change how they live and work.

### Objectives

The Objectives of the Neighbourhood Plan have been developed from the information gathered during its preparation. Each Objective has informed and guided the content of the Planning Policies and Community Actions that follow.

#### Housing Objectives

1. Meet the projected housing requirement for the village to 2031.
2. Ensure that new homes respond to the identified local needs of Reach.

#### Economy and Tourism Objectives

3. Encourage small scale locally sustainable economic initiatives that support the village.
4. Manage opportunities for environmentally sensitive tourism related initiatives.

#### Natural Environment Objectives

5. Minimise impact on the natural environment and improve biodiversity.
6. Protect and enhance the rural setting of the village.

#### Historic Environment Objectives

7. Ensure new development is appropriate to the historic character of the village.
8. Recognise and protect the historic importance of buildings and character areas.

#### Development Design Objectives

9. Have a positive effect on the environment, by promoting actions that contribute to mitigating the Climate Crisis and reducing the carbon footprint.
10. Influence and guide suitable designs of new developments within the Parish.

#### Infrastructure and Services Objectives

11. Retain existing facilities and encourage the provision of new services and facilities.
12. Ensure that the essential infrastructure including highways is maintained and, where necessary, improved.

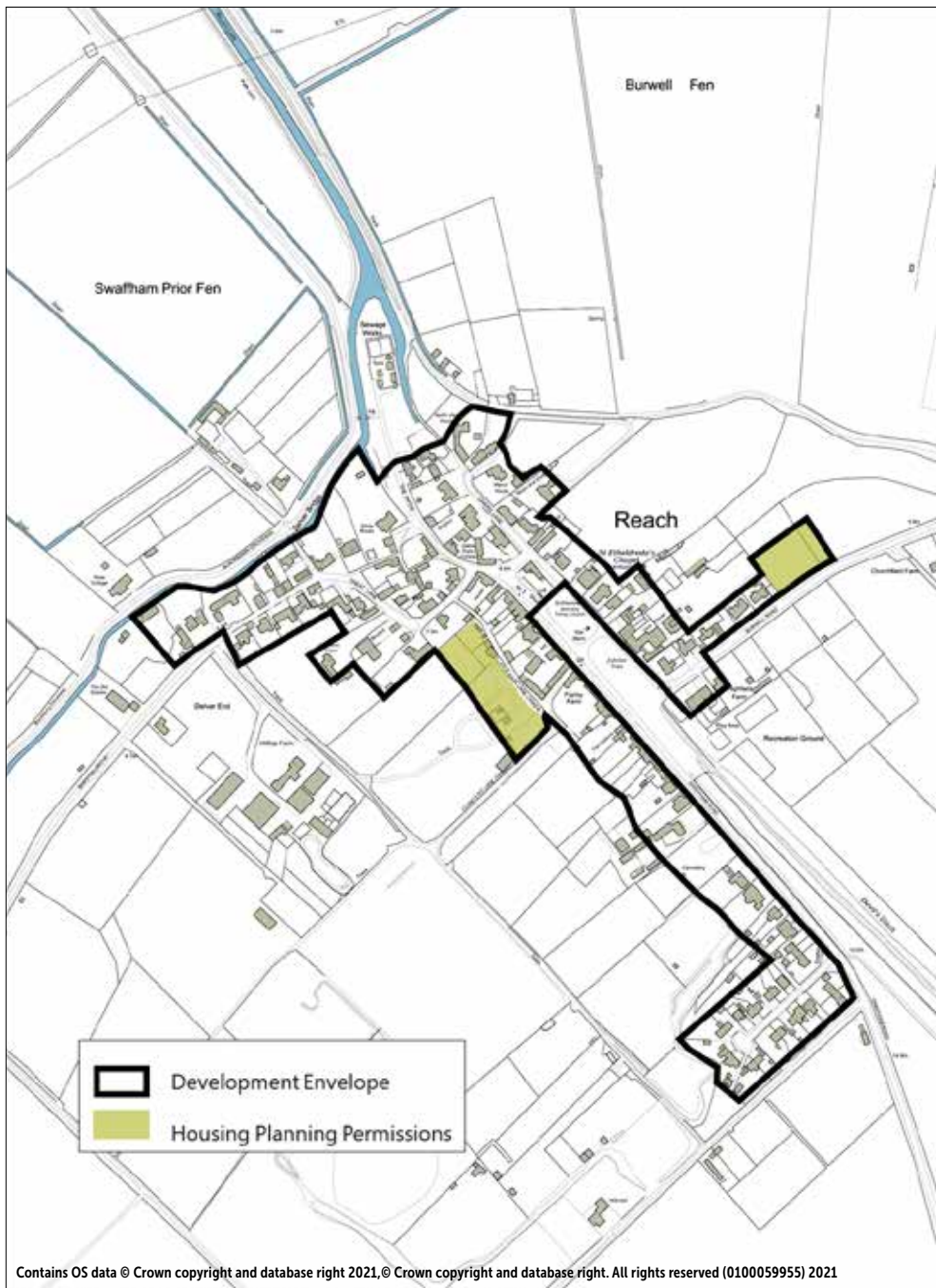
#### Travel Objectives

13. Minimise the impact of the motor vehicle on the village.
14. Improve public transport provision to Cambridge and Newmarket
15. Improve opportunities for non-motorised travel, especially to Burwell

## 5. PLANNING STRATEGY

5.1 As noted above, the planning policy framework for East Cambridgeshire is currently contained in the 2015 Local Plan. It sets out the spatial strategy and policies for the future development of the district and identifies sites for different types of development such as housing and employment, to deliver the

planned growth for the district to 2031. The focus of growth is Ely, Littleport and Soham while villages such as Reach with a defined "Development Envelope" will have more limited development within the envelope to help to support local services, shops and community needs. Preparing a neighbourhood



Map 4: Development Envelope

plan enables communities such as Reach to review the Development Envelope within the context of the overall development strategy for East Cambridgeshire.

- 5.2 The Neighbourhood Plan supports limited growth in Reach commensurate both with its lack of services and the importance of its rural character and presence of natural and historic designations of national importance and the wishes of the great majority of its residents.
- 5.3 A new Development Envelope, illustrated on **Map 4**, is defined for the main built-up area of the Village to manage the location of future development and to protect the intrinsic value of the countryside that surrounds the built-up area. It is based on that in the Local Plan but takes account of recent planning decisions and other changes in circumstances since the Local Plan was published.
- 5.4 In order to manage the potential impacts of growth, new development will be focused within the Development Envelope, but only to the extent that any such proposal should not have a detrimental

impact on the setting of historic assets, landscape features and the natural environment, and the amenity of residents in terms of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), access to the countryside, or volume or type of vehicular activity generated.

- 5.5 There may be situations where it is necessary for development to take place outside the Development Envelope, but this will be strictly limited to that which it can be demonstrated is essential for the operation of utilities infrastructure, existing businesses, agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. Such proposals will still need to demonstrate how they will not have a detrimental impact on the landscape and does not give rise to an unacceptable increase in vehicle movements. However, this approach is not intended to restrict the conversion of existing agricultural buildings to residential or business uses, where any proposals meet government regulations and local planning policies for such conversions.

## POLICY RCH 1 - SPATIAL STRATEGY

The Reach Development Envelope is defined on the Policies Map. Sustainable development proposals within the Envelope will be supported in principle, subject to being of an appropriate scale and not having an unacceptable impact on:

- i. the amenity of residents;
- ii. the historic and natural environment;
- iii. the provision of services and facilities; and
- iv. the highway network.

Proposals for development located outside the Development Envelope will only be permitted where it is essential for the operation of utilities infrastructure, existing businesses, agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where:

- a. It can be satisfactorily demonstrated that there is an identified local need for the proposal;
- b. It cannot be satisfactorily located within the Development Envelope; and
- c. it would not have an unacceptable impact on the character of the landscape or give rise to an unacceptable increase in vehicle movements.

The most extraordinary fact in Reach is that about 85% of house back onto open countryside and of the remainder none are more than 2 minutes walk away from it. Reach has a distinct shape with clearly defined boundaries.

Villager comment from 2020 survey



## 6. HOUSING

### Housing Objectives

1. Meet the projected housing requirement for the village to 2031.
2. Ensure that new homes respond to the identified local needs of Reach.

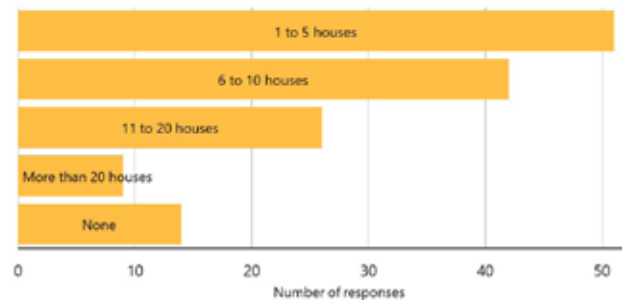
### New Homes

- 6.1** A key role of the Neighbourhood Plan is to identify the quantity of new housing to be provided during the period covered by the Plan and to identify where it will be located. The National Planning Guidance states that “the ‘policies and allocations’ in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area’s strategic policies, an indicative figure provided by the local authority, or where it has exceptionally been determined by the neighbourhood planning body.”
- 6.2** The adopted Local Plan does not identify a specific housing requirement for the village but, in April 2019, the District Council indicated that there is no housing requirement for the period to 2031. This is reinforced by the content of the Local Plan Single Issue Review consultation (March 2021) which does not identify a need to allocate further sites across the District to meet the current calculated need. As such, there is no need to allocate new sites for housing development in the Neighbourhood Plan.
- 6.3** The 2018 Reach Residents’ Survey, referred to previously, asked how many houses they thought should be built in Reach by 2036. 36% of respondents supported between 1 and 5 houses and a further 30% supported between 6 and 10. Only 25% supported more than 10 houses while 10% of respondents did not want any additional housing.
- 6.4** At 1 February 2021 there were planning permissions for 8 additional homes in the parish that had yet to be completed. These permissions are identified in Appendix 1. In some instances, it is possible that the permissions may expire before development commences. Given that the principle of the development has been agreed through a



**Views on how many houses should be built in Reach between now and 2036?**

Source: Residents’ Survey



planning permission, sites adjoining but outside the Development Envelope are identified for development should work on site not commence before the permissions expire.

- 6.5** There will undoubtedly be opportunities through the lifetime of the Neighbourhood Plan for development that satisfies the Spatial Strategy set out in Policy RCH1 of the Plan, such as infill plots and barn conversions. However, it is not possible to predict how many such opportunities might arise during the Neighbourhood Plan period and no estimate has therefore been made for any such housing provision.

## POLICY RCH2 - HOUSING DEVELOPMENT

This Plan provides for around 8 additional dwellings to be developed in the Neighbourhood Plan area between 2021 and 2031. This growth will be met through:

- i. The implementation of planning permissions that had not been completed as at 1 February 2021 including:
  - \* land opposite 20 Burwell Road as identified on the Policies Map (3 dwellings), and
  - \* land southwest of Hill Farm (2 dwellings); and
- ii. small “windfall” sites and infill plots within the Development Envelope that come forward during the Plan period and are not identified in the Plan.

### Affordable Housing

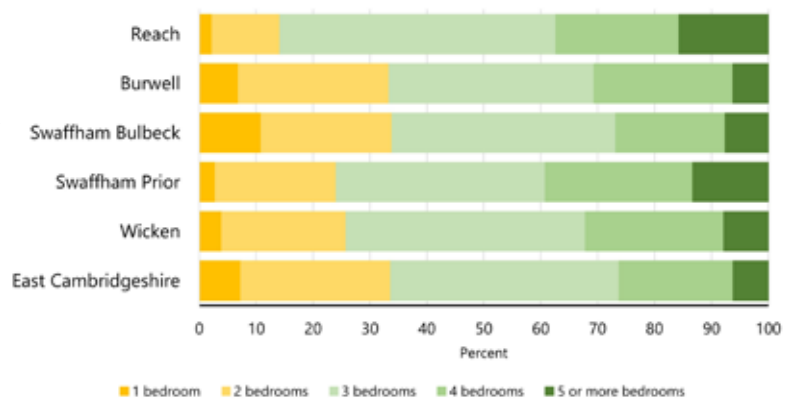
6.6 The latest government figures identify that median house prices in East Cambridgeshire District are equivalent to almost 9 times the median gross annual earnings of residents. This disparity has a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the Village but are unable to access open market housing. A specific “local needs” housing survey has not been undertaken as part of the Neighbourhood Plan preparation process but affordable housing planning policies in the adopted Local Plan and in the NPPF, as well as the development policies in this Neighbourhood Plan, would apply should a specific need be identified during the lifetime of the Neighbourhood Plan.

### Dwelling Sizes

6.7 Research undertaken in preparing the Neighbourhood Plan identified that the proportion of one and two bedroomed homes in Reach is similar

### House Size Comparison

Source: 2011 Census



to East Cambridgeshire as a whole, based on the 2011 Census. There is, however, a smaller proportion of three bedroomed homes when compared with the district and neighbouring parishes.

6.8 Given the relevant shortfall in three bedroomed houses, new development that provides such a home will be supported where it satisfies the other requirements of the Plan.

## POLICY RCH3 - HOUSING MIX

Housing development must contribute to meeting the existing and future identified needs of the Neighbourhood Plan Area. Proposals that deliver homes with three bedrooms will be supported.

## 7 THE LOCAL ECONOMY AND TOURISM

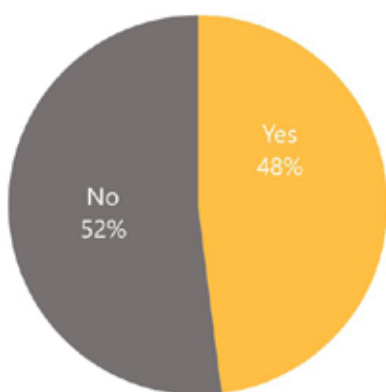
### Economy and Tourism Objectives

3. Encourage small scale locally sustainable economic initiatives that support the village.
4. Manage opportunities for environmentally sensitive tourism related initiatives.

- 7.1 Reach is not generally a place of work, with few businesses being recorded in the Parish. There is a high proportion of residents that work from home, a figure that will have increased during the 2020/21 COVID-19 Pandemic. The three highest sectors of employment at the time of the 2011 Census were Professional, scientific and technical activities; Human health and social work activities; and Education. Although the village is set in a highly agricultural landscape, only 11 residents were employed in agriculture in 2011.
- 7.2 The Residents' Survey asked whether the Neighbourhood Plan should make provision for employment in the village and the opinion in favour or against was very close.

#### Should the Neighbourhood Plan make provision for employment in the village?

Source: Residents' Survey



- 7.3 Employment development can, where not carefully considered, have a significant detrimental impact of the environment and on residents' wellbeing. The Neighbourhood Plan supports the creation of new jobs where such development is sensitively located and would not have a detrimental impact on the character of the village, the local road network and the amenity of residents living near the site or on the access route to it. It is envisaged that any business development would remain small in terms of the size of the premises and the number of people employed on the site. It may be necessary to restrict hours of operation of such uses to minimise the impact of the business on existing residents.
- 7.4 Given the location of the village, proposals that would generate a significant number of jobs or movement of materials which would increase road traffic volume could have a detrimental impact on the roads and would not be supported.

### POLICY RCH4 - NEW BUSINESSES AND EMPLOYMENT

Proposals for small scale business development within the Development Envelope, as defined on the Policies Map, will be supported where there is no detrimental impact on the amenity of residents by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated or on the character or appearance of the built environment.



**7.5** There may be opportunities to convert existing farm buildings to small business units in locations where the building is no longer viable or needed for agricultural uses. In such instances, there should not be a detrimental impact on the local area and nearby residents.

## POLICY RCH5 - FARM DIVERSIFICATION

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

### Tourism Development

- 7.6** The Residents' Survey asked whether the villages attractions should be promoted, to which 58% of respondents agreed although there were a number of comments concerning the availability of parking.
- 7.7** The Landscape Appraisal noted that the village and its landscape offers opportunities for visitors to engage with the natural environment, but that any change would require a bespoke and sensitive approach to avoid undermining the special qualities of the village. The Wicken Fen Vision offers an opportunity

to consider whether tourism in Reach is something to be developed or managed. Being one of the villages on the edge of Wicken Fen and nearest to Cambridge, it could become a destination for visitors to explore the Fen on foot or by cycle as well as the continued walking trips along the Devil's Dyke. Any development will need to be carefully managed, but it is important that a strategy for managing visitors is considered rather than having to react to future demand. Any encouragement of tourism will need to carefully consider how it may change the level of recreational pressure on key habitats. Even small increases in recreational pressure could have significant impacts on the Devil's Dyke, which due to its narrow linear nature has few options available for managing pressures. It will be important that active engagement with the National Trust over the implementation of the Wicken Vision continues to ensure that the scale of any proposals and the active management of visitors is a high priority.

**7.8** The Neighbourhood Plan does not propose specific projects, but puts forward the following thoughts for consideration and further investigation:

- Consider the development of Reach as a gateway to Wicken Fen and a destination when visiting the NT Vision area
- Promote Reach as an isolated destination only accessible via sustainable modes of transport
- Consider the creation of a car park for visitors outside of the village
- Support the creation of community cafe /cycle hire (linked to cycle hire at Wicken Fen)
- Improve interpretation of the historic landscape and improved access to The Hythe
- Consider establishing field centre/ environmental education programme and Youth Hostel linked to the National Trust
- Consider branding Reach - heritage, environment and local arts/produce
- Consider provision of increased overnight accommodation
- Provision of additional footpaths and/or signage to improve dispersal and reduce pressure

## 8 NATURAL ENVIRONMENT

### Natural Environment Objectives

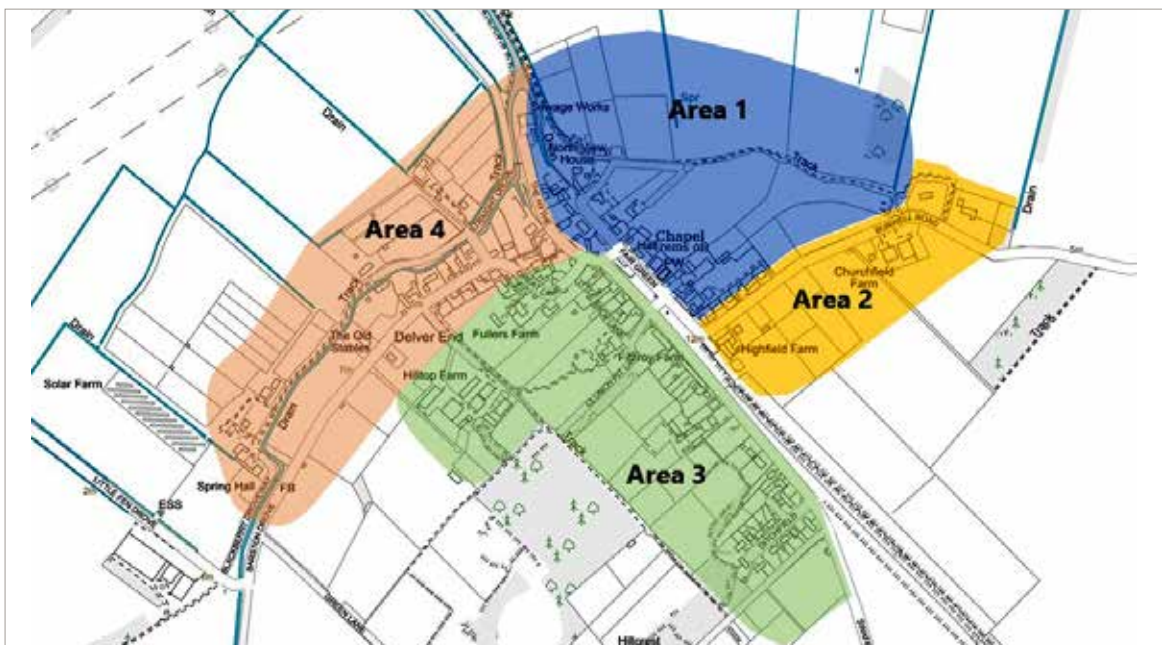
5. Minimise impact on the natural environment and improve biodiversity.
6. Protect and enhance the rural setting of the village.

### Landscape

- 8.1** A separate Landscape Appraisal of the Neighbourhood Area was prepared by Alison Farmer Associates in order to provide a robust evidence base to support the development of policies in the Neighbourhood Plan. The Reach Neighbourhood Plan: Landscape Appraisal Final Report (May 2020) can be found in the Supporting Documents section of the Neighbourhood Plan website.
- 8.2** The parish is included within several landscape character assessments and at a range of scales including National Character Areas (NCA's), Cambridgeshire Landscape Guidelines and the East of England Typology. All three assessments classify the parish into two landscapes, namely the fen and chalk hills. These two landscapes have very different landscape characteristics which are clearly summarised in the NCA and detailed in the Landscape Appraisal.

**8.3** The East of England typology defines the boundary between the chalk and fen landscape. Furthermore, in its description of the chalk and fen landscape types, it highlights that the chalk landscapes contain a low density of settlement which is rural in character comprising discrete historic villages and a scattering of large farms. In terms of the fen landscape, it notes that they are sparsely populated and have a horizontal and geometric character reinforced by straight roads, ditches and linear lines of vegetation. The Fens are described as a quiet, remote landscape where the sky plays a particularly dominant role in creating mood and interest.

**8.4** The Landscape Appraisal broke the main built-up area of the village and its environs into four distinct character areas. These are illustrated on Map 5. Each area is described in the Appraisal in terms of character and context followed by an evaluation of sensitivity and capacity to accommodate development in the context of the existing settlement and its setting.



Map 5: Landscape Appraisal Character Areas

- 8.5** Overall, the Appraisal concluded that no areas surrounding the village can accommodate large scale development without adverse effects. Nevertheless, areas 2 and 3 have greatest capacity to accommodate small scale housing or tourism related development but it should not be assumed that these areas are free of sensitivity. Proposals in these particular areas should have regard to the sensitivity and capacity of the area and, where feasible, promote mitigation measures as part of the development.
- 8.6** The Landscape Appraisal also identified the importance of the gaps between the village and Burwell and Swaffham Prior and the need to limit any erosion of these. Over the course of time, and especially in recent years, individual developments have reduced what was once an open landscape which. Current commercial, power infrastructure development and the creation of a static caravan site in Burwell will significantly erode the gaps. Unchecked, further development will gradually erode the feeling of separation between the villages. The Neighbourhood Plan Spatial Strategy will help to limit further development in these areas, but it is essential that any proposals that accord with Policy RCH1 have regard to the landscape character of the area and do not result in a further reduction in the gaps.
- 8.7** Helpfully, the Landscape Appraisal provides “management guidelines” to inform land management decisions, inspire local community initiatives, inform development proposals, and assist decision makers in order to reinforce local character and improve legibility. The guidelines are:

- Enhance biodiversity of lane verges throughout the Parish, including in the centre of the village, through appropriate management in collaboration with landowners and highways. Barston and Straight Drove are particularly valued for chalk grassland species and would benefit from positive management.
- Plant new hedgerows/hedgerow trees on the southern edge of the village to reduce the visual prominence of housing at Ditchfield.
- Seek opportunities to reduce the visual effects of pylons and of the Burwell Sub-Station through appropriately located woodland planting and linear lines of trees which can create a layering of vegetation and screen views. Any planting needs to take account of key vistas and views identified by the local community and the protection of peat soils which may be susceptible to desiccation and carbon loss.
- Undertake research and conservation work at The Hythe and consider the suitability of pursuing an extension to the existing Conservation Area boundary. Given this areas historic significance and the lack of encroachment from development within the village, consideration should also be given to the refinement of the Settlement Boundary [Development Envelope] as set out in Local Plan in order to exclude land which forms an immediate setting.
- Undertake survey work to establish if the chalk cliffs in the former chalk pits should be identified as County Wildlife Sites, Regionally Important Geological Sites or have archaeological significance.

- 8.8** The “development guidelines” in the Landscape Appraisal, set out in Table 1 below, have helped to inform the content of the Plan and its policies to ensure that the landscape qualities of the parish and the setting of the village within it is maintained and enhanced. The table illustrates how the guidelines are translated into planning policy.

Reach Landscape Appraisal Development Guidelines	How the Neighbourhood Plan addresses them
New development should strengthen approaches and gateways to the village.	Policy RCH13
Avoidance of ad hoc development along Swaffham Road and Burwell Road especially where it reduces the gaps and views to the wider landscape and causes a loss of native hedgerow and rural lane character.	Policy RCH 1 Policy RCH 8
Avoid curtilage treatment that urbanises the rural lanes on approach and within the village e.g. close board fencing, metal railings, concrete kerbs/urban pavements, fencing/gates and proliferation of ad hoc ancillary development such as bin or bike stores.	Much of this does not require planning consent, but residents will be encouraged to have regard to this guidance when considering projects.
Avoid development which extends above the 15m contour and or extends the gateways into the village. Changes of this sort are likely to alter perceptions regarding the position and historic form of the village.	Policy RCH 1
Development of small scale solar farm should only occur on the fen and should not be installed on the more visible slopes of the chalk scarp. Solar farm developments should be small in scale and should not be visible in views from the north facing slopes of the chalk, or Devils Dyke, especially where the landscape provides a setting or approach to the village.	Policy RCH 1 Policy RCH 8

**Table 1: Landscape Appraisal Development Guidelines**

**8.9** The Neighbourhood Plan Residents' Survey asked people to identify what they considered to be important views within the Neighbourhood Plan Area. Not surprisingly, given the nature of the landscape, a significant number of views were noted, as identified in the Landscape Appraisal, although no formal assessment of the features of these views was made. A separate Appraisal of Important Views from public locations has therefore been prepared in support of the Neighbourhood Plan. Development proposals that have a detrimental impact on the key features of the views will not generally be supported.



## POLICY RCH6 - LANDSCAPE QUALITY

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:

- i. have regard to, and conserve or enhance, the rural character and the setting of the village as identified in the Reach Landscape Appraisal;
- ii. would not result in the erosion of the settlement gaps identified on the Policies Map;
- iii. ensure that there is no detrimental impact on the key features of important views identified on the Policies Map and described in the Appraisal of Important Views; and
- iv. have regard to the Landscape Appraisal Development Guidelines, identified in Table 1 of the Neighbourhood Plan.

**8.10** Of particular relevance to the Fen landscape is the implementation of the National Trust's Wicken Fen Vision, a 100 year Plan. Approximately two thirds of the Parish falls into the Vision area which includes the north western half of Reach Parish including Tubney Fen and Hurdle Fen. It also abuts the northern, western and eastern edges of Reach's development envelope such that the visual impact of any proposed development in these areas needs particular scrutiny. The Vision seeks to create a mosaic of habitats and natural processes through careful management of water and grazing in order to protect, extend and built resilience of the existing National Nature reserve at Wicken Fen and to enable access to natural greenspace for the growing population in the Cambridgeshire area. Additionally, the Vision is increasingly focused on the retention of carbon in the peat soils that underlie much of the area.

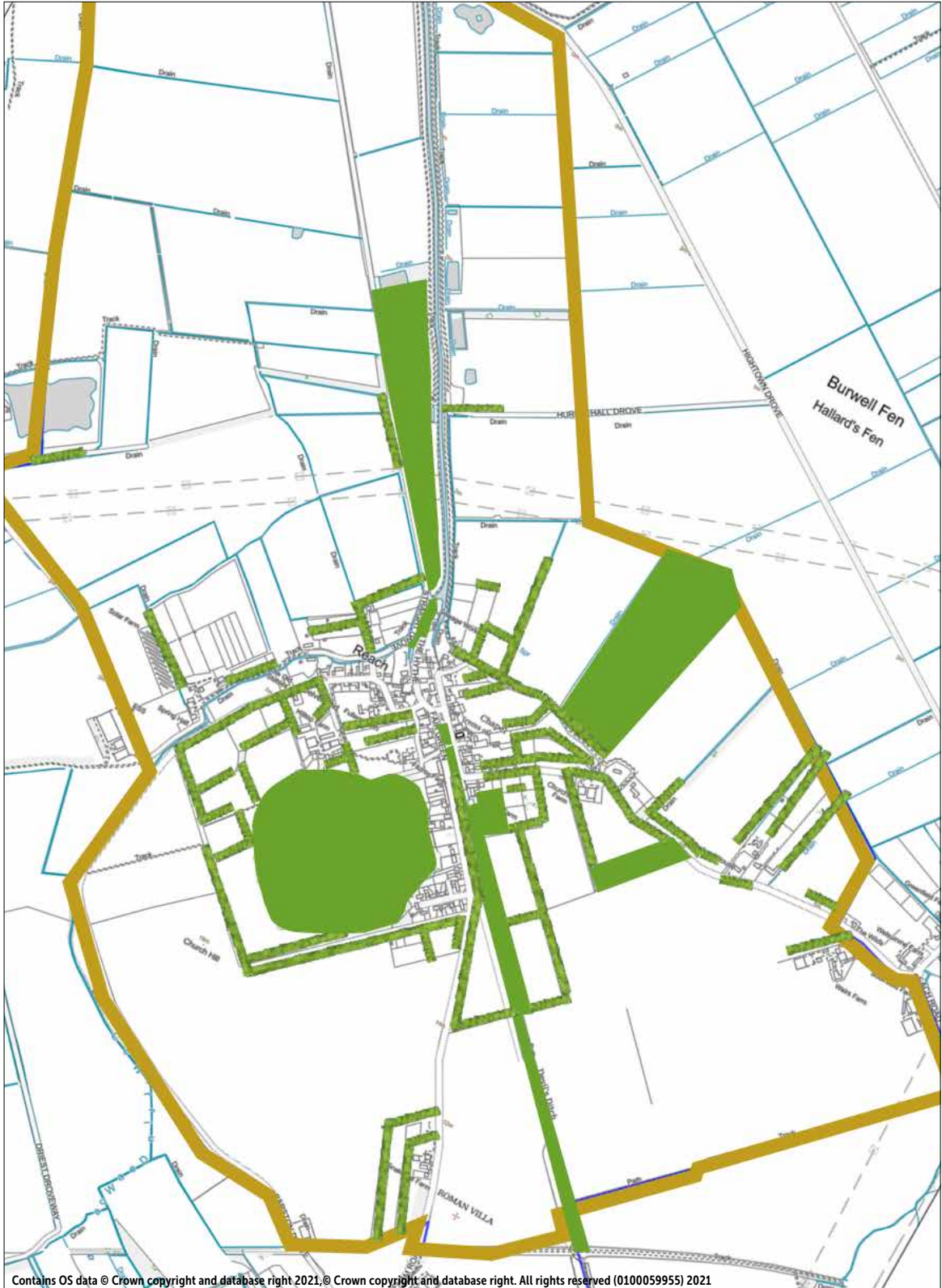
### Green Infrastructure

**8.11** Green Infrastructure is defined as the network of natural and man-made features such as open spaces, woodlands, meadows, footpaths, waterways and historic parks, which help to define and to link the communities, villages, towns and cities with each other and to the surrounding landscape. In 2011 a Green Infrastructure Strategy was prepared and adopted for the whole of Cambridgeshire.

**8.12** For East Cambridgeshire, the Strategy sets a number of priorities but, given the varied nature of the landscape of the district, it very generalised and is difficult to specifically apply them to Reach.

**8.13** The Neighbourhood Plan Landscape identifies important open spaces which is supplemented by the Reach Biodiversity Assessment commissioned in support of the preparation of the Neighbourhood Plan. Combined, these confirm the significance of the existing green (and blue) infrastructure network in the parish which the Neighbourhood Plan seeks to protect and enhance. **Map 6** identifies this network. Proposals will be supported where they maintain and enhance this network.





Map 6: Green Infrastructure Network

## POLICY RCH7 – GREEN INFRASTRUCTURE

Proposals that cause loss or harm to the green infrastructure network, which includes Local Green Spaces and as identified on Map 6 and the Policies Map, will not be supported except where it can satisfactorily be demonstrated that the need for and benefits of the development substantially outweigh any adverse impacts on the green infrastructure network.

Proposals will be supported which:

- a. Reinforce, link, buffer and create new green infrastructure; and
- b. Promote, manage and interpret green infrastructure and enhance public enjoyment of it.

### Biodiversity

**8.14** Despite its location in the vicinity of Wicken Fen National Nature Reserve, the parish has little in the way of wildlife designations, with only Devils Dyke being designated as a Site of Special Scientific Interest. There are, however, a number of habitats across the parish that play an important role in the biodiversity network.

**8.15** Protected habitats should be given consideration when proposing new development. Cambridgeshire County Council has produced a Biodiversity Checklist and Biodiversity Guidance Notes which provides more information on habitats for developers. In September 2020 East Cambridgeshire District Council adopted a Natural Environment Supplementary Planning Document (SPD). However, as they do not form part of the development plan, the planning policies contained within it only have limited weight.

**8.16** The Reach Biodiversity Assessment, is published as a separate evidence document on the Neighbourhood Plan pages of the Reach village website. Summarised, the Assessment concluded that:

- the village contains a striking contrast of habitat types, moulded by the underlying geological conditions, which result in an area rich in biodiversity features.

- the diversity of habitats presents numerous exciting opportunities for the promotion of biodiversity, some of which are already being realised in the form of the Wicken Vision.
- the fenland habitats to the north and west of Reach habitats contain a rich aquatic flora and support important assemblages of birds all year round.
- The Devil's Dyke is one of the most important areas of calcareous grassland habitats within the UK, with some parts of international significance.
- Historical quarrying activities have resulted in the creation of a complex mosaic of habitats around the clunch pits on Chapel Hill.

**8.17** The Biodiversity Assessment identified a number of principles that should be applied to all development, as set out below.

- Ensure the mitigation hierarchy is followed. 1) Ecological impacts should be avoided, this may require development in alternative locations. 2) Where ecological impacts are impossible to avoid these should be mitigated, and measures will be required to minimise the scale of impact. 3) As a last resort when impacts cannot be avoided or mitigated then compensation must be provided.

- Ensure no detrimental impacts on Local Green Spaces.
- Any development must adequately assess the potential impacts on ecological features and demonstrate how the mitigation hierarchy has been followed.
- Development should deliver a measurable net gain in biodiversity and this should be calculated with an appropriate metric. In anticipation of a mandatory 10% biodiversity net gain within the forthcoming Environment Bill a Biodiversity Metric has been created by Defra (Crosher et al., 2019). This metric uses habitats as a proxy for biodiversity value and enables a quantifiable comparison of biodiversity value before and after development. Where it is not possible to deliver a biodiversity net gain within the site then off-site measures should be explored. Forthcoming development in Reach must deliver a measurable biodiversity net gain with a target of 20%. This should be calculated using the most up to date metric recognised by Defra.
- Biodiversity measures should be an integral part of development design. Each proposal must be supported by a Landscape and Ecology Management Plan which details how existing

ecological features are to be protected, how new features will be created, and how these will be managed in the long-term.

- As standard, all development should incorporate features integrated into the fabric of the buildings to provide habitat for nesting birds and roosting bats. Each dwelling or structure should have a minimum of two integrated bird boxes and two integrated bat boxes. Target bird species are swift and house sparrow, for open cart lodge type structures swallow should be the target species. Crevice roosting bats, such as pipistrelles should be target bat species.

**8.18** Development proposals will be expected to demonstrate how their proposal, regardless of size, has considered nature conservation and biodiversity and how they have had regard to the principles set out above. Wherever possible we would expect to see existing features retained and opportunities for new features to be created.

**8.19** Policy RCH8 repeats Policy SPD.NE6 of the Natural Environment SPD and is included in the Neighbourhood Plan to give it a formal status in the East Cambridgeshire Development Plan.



## POLICY RCH8 - BIODIVERSITY

In addition to the provisions set out in the Local Plan, all development proposals should contribute to and enhance the natural and local environment by firstly avoiding impacts where possible, where avoidance isn't possible minimising impacts on biodiversity and providing measurable net gains for biodiversity

If and when a nationally mandated mechanism to secure 'net gains' is introduced, then the following policy will not be implemented. In the absence of any nationally mandated mechanism to secure such 'net gains', the following policy applies:

All development proposals (except householder applications – see below) must provide clear and robust evidence setting out:

- (a) information about the steps taken, or to be taken, to avoid and minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the Defra metric,
- (c) the post-development biodiversity value of the onsite habitat ideally using the Defra metric; and
- (d) the ongoing management strategy for any proposals.

Proposals which do not demonstrate that the post-development biodiversity value of the onsite habitat will not significantly exceed the pre-development biodiversity value of the onsite habitat will be refused.

Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted. The Council strongly recommends the use of available toolkits or biodiversity calculators and/or ecology surveys.

Where insufficient, incomplete or inaccurate information is submitted, meaning the local planning authority is not able to determine whether a proposal is likely to lead to a net gain in biodiversity, a proposal will be deemed to fail the policy requirements (as set out in the Local Plan, the NPPF and East Cambridgeshire Natural Environment SPD) to take biodiversity opportunities and providing a biodiversity net gain.

Only in exceptional circumstance, the local planning authority may (but is not obliged to) accept off-site biodiversity gains in exchange for on-site biodiversity net gain, but only in instances whereby:

- (i) it is not possible to provide significant net gains on site;
- (ii) the overall net outcome is a significant net gain in biodiversity; and
- (iii) a robust agreement is in place to deliver and maintain such off-site gains.

For householder applications, the detailed provisions of this policy do not apply, but there is still an expectation in most instances that an element of biodiversity gain should be incorporated into the proposal, such as bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes. More detailed biodiversity gain would be welcomed.

## Local Green Spaces

**8.20** There are a number of important open areas within the village that make important contributions to the character and setting of the built environment. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 100 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

**8.21** A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 100 of the NPPF. The spaces that meet the criteria are identified in Policy RCH9 and are illustrated on **Map 7** and the **Policies Map**. Careful consideration has been given to the "24 Acres" against the NPPF criteria. Combined, it is likely that the area would fail the criteria of not being an "extensive tract of land". The Cricket Field and the Manège are sports and recreation facilities and are protected under Policy RCH18. The remainder of the 24 Acres would, however, still constitute an extensive tract of land and likely fail the NPPF criteria. All of the land is identified as part of the Green Infrastructure Network in Policy RCH7 and, with this in mind, the unmanaged area to the north of the Manège is excluded from the Local Green Space designation.

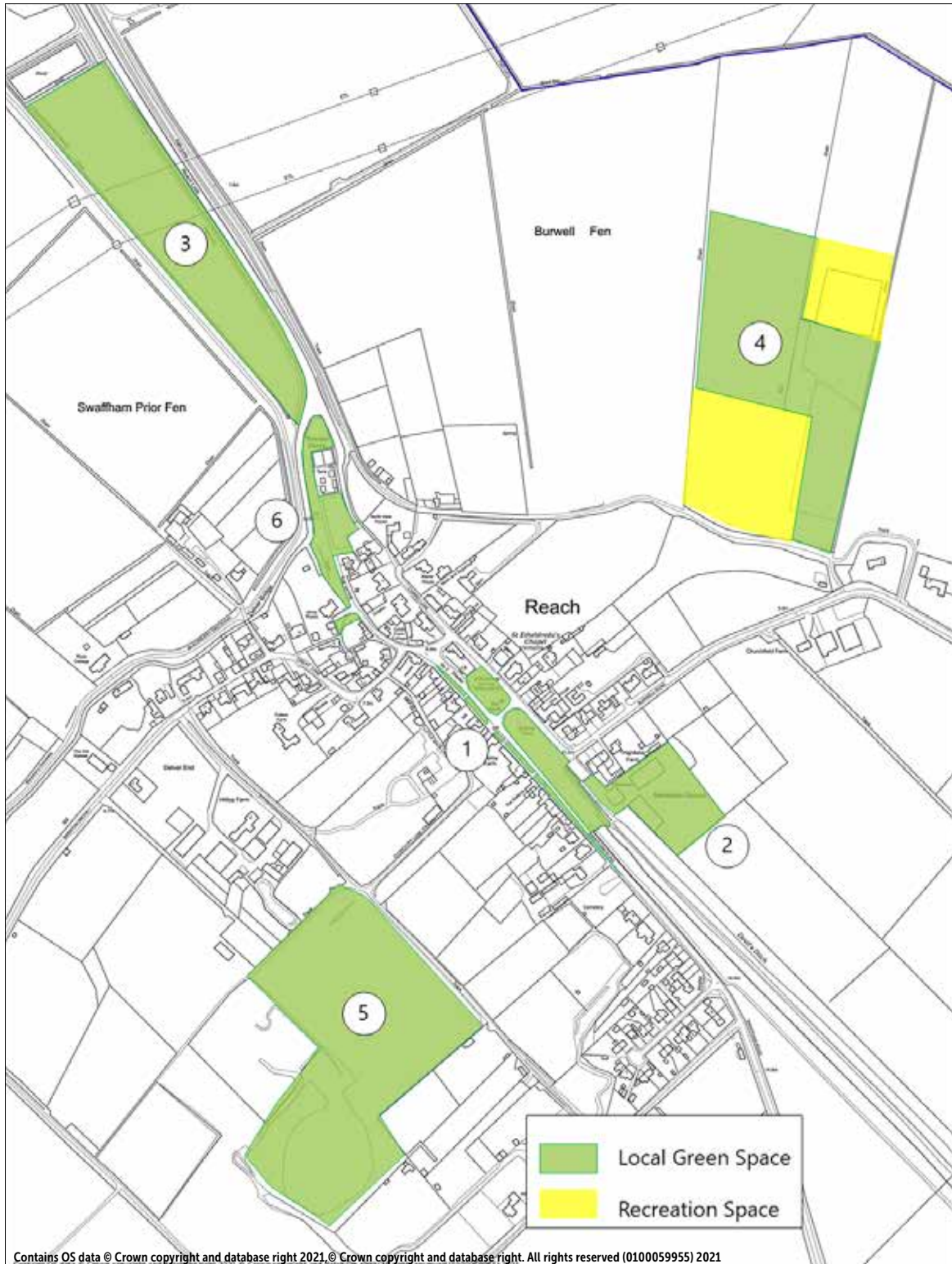
**8.22** The identification of these spaces as LGS means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

## POLICY RCH9 - LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on **Map 7** and the **Policies Map**.

1. Fair Green and verges
2. The Recreation Ground
3. Reach Pocket Park
4. The Community Orchard and 24 Acres
5. Reach Wood
6. The Hythe
7. The Drying Ground

The identification of these spaces as LGS means that managing any development will be consistent with national policy for Green Belts. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



Map 7: Local Green Spaces

## 9 HISTORIC ENVIRONMENT

### Historic Environment Objectives

7. Ensure new development is appropriate to the historic character of the village.
8. Recognise and protect the historic importance of buildings and character areas.

**9.1** The built environment and community cohesion of Reach village today has been shaped around Fair Green - a central area of common land framed and dissected by small public highways (C class roads). There is a further registered common The Hythe which dates from times when the village was a busy port. Much of the centre of the village is a Conservation Area which was designated many years ago in 1975. The District Council has yet to prepare a Conservation Area Appraisal for the area or consider whether an extension of the Conservation Area might be appropriate. Given that the Conservation Area has been designated for over 45 years, such an Appraisal is now long overdue. Within the parish as a whole there are a number of archaeological sites of significance, including the Roman Village and Iron Age Settlement discovered between Swaffham Road, Devils Dyke and the old railway line, which, along with Devils Dyke, is a scheduled monument.



### Heritage Assets

**9.2** Listed buildings, conservation areas and scheduled monuments are collectively known as "heritage assets" and are protected from harm by Government legislation. Probably the most significant heritage asset is the Devil's Dyke Scheduled Monument that runs between the village and Woodditton. However, this does not overshadow the many listed buildings, particularly around Fair Green, which make Reach so special. Details of designated heritage assets are contained in Appendix 2. Careful consideration of proposals that might impact on these heritage assets or their setting will be needed and a balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.



## POLICY RCH10 – HERITAGE ASSETS

To ensure the conservation and enhancement of the Village's heritage assets, proposals must:

- a. preserve or enhance the significance of the heritage assets of the Village, their setting and the wider built environment, including views into, within and out of the Conservation Area as identified on the **Policies Map**;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area;
- c. contribute to the Village's local distinctiveness, built form and scale of its heritage assets through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
- e. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on the significance and/or setting of the asset.

**9.3** Historic England recognises that neighbourhood plans provide an opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. These are known as non-designated heritage assets. The NPPF explains that the significance of a non-designated heritage asset should be taken into account in the determination of any planning application. The preparation of the Neighbourhood Plan has identified a number of buildings and structures in the village that are of local significance which, while not yet formally designated as 'Local

Heritage Assets, make a significant contribution to the historic environment and character of Reach and may be worthy of being protected. This is especially the case around Fair Green where, while being recognised as a Conservation Area, the combination of buildings, even those that are not Listed, makes the area so distinct. In 1972 the then Her Majesty's Stationery Office published "The Royal Commission on Historical Monuments of England survey of North-East Cambridgeshire" which includes records for Reach. It identified buildings and archaeological features of importance in the village, many of which were subsequently Listed although many were not.

- Many of the 17C to 19C houses around Fair Green and on Great Lane that are not listed. It is the combination of styles and materials that makes such a positive addition to the built environment.
- The Hythe the Catchwater Drain on either side of it, including associated earthworks mostly to the north and the basins to the south. The east limb is now silted up.
- The field to the north of the ruined arch in which housing platforms were visible until recently and where LIDAR returns suggest more basins associated with the eastern limb of the Catchwater.
- The Clunch Quarries. These are over 20ha in extent, reflect 800 years or so of industrial activity and contribute to an explanation of the village's and the Hythe's existence. Furthermore, they are the source of stone in the Lady Chapel, Ely Cathedral, many local churches and Cambridge colleges.
- Features in the field to the south east of Church Hill which may indicate the presence of a Bronze Age barrow and an iron Age enclosure.
- Furlong boundaries on either side of the Devil's Dyke. These predate the enclosure Act and may reflect Roman or Medieval farming activity.



- 9.4 A separate "Assessment of Buildings of Local Significance" (available on the Neighbourhood Plan pages of the village website) has been undertaken to identify buildings which are important to the community and should be taken into account when considering development proposals. Their designation as Buildings of Local Interest by East Cambridgeshire District Council will be pursued and, in the meantime, we have described their significance in Appendix 3 and they are also identified on the Policies Map.
- 9.5 Whilst designation as Buildings of Local Interest provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

## POLICY RCH11 - BUILDINGS OF LOCAL SIGNIFICANCE

The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, must be appropriately secured.

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Appendix 3 identifies the Buildings of Local Significance and their locations are identified on the Policies Map.

## COMMUNITY ACTION 1 - LOCAL HERITAGE ASSETS

The formal designation of the identified Buildings of Local Significance as Local Heritage Assets by East Cambridgeshire District Council will be pursued.



We live in a flat open landscape with few trees containing a high density of sites of historic and archaeological significance. Much of our neighbourhood forms part of the National Trust's Vision Area reflecting its national and regional value for conservation and recreation.

Reach Survey 2020

## 10 SUSTAINABLE DEVELOPMENT AND DESIGN

### Development Design Objectives

9. Have a positive effect on the environment, by promoting actions that contribute to mitigating the Climate Crisis and reducing the carbon footprint.
10. Influence and guide suitable designs of new developments within the Parish.

**10.1** As part of the government-funded Neighbourhood Planning Technical Support package, design guidelines have been prepared by AECOM Consultants (Reach Design Code). The guidelines are published as supporting evidence to the Neighbourhood Plan and should be used to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. Supporting this overall objective are a number of principles which, where appropriate to the development, proposals in the Neighbourhood Plan Area should have regard.

**10.2** The Design Codes set out a number of principles that should be present on development proposals, as set out below:

1. Integrate with existing paths, roads, circulation networks and patterns of activity.
2. Reinforce or enhance the established village character of roads and lanes, greens, and other spaces.
3. Respect the rural character of views and gaps.
4. Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
5. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.
6. Reflect, respect and reinforce local architecture and historic distinctiveness.
7. Retain and incorporate important existing features into the development.
8. Respect surrounding buildings in terms of scale, height, form and massing.
9. Adopt contextually appropriate materials and details.
10. Provide adequate open space for the development in terms of both quantity and quality.

11. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
12. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other.
13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
14. Positively integrate energy efficient technologies.



**10.3** The Design Codes provide a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 4 of the Plan.

## POLICY RCH12 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key features, village gateways, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- c. taking mitigation measures into account, do not affect adversely:
  - i. any historic, architectural or archaeological heritage assets of the site and its surroundings, including those identified Buildings of Local Significance and the Listed Buildings set out in Appendices 2 and 3
  - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
  - iii. identified important views into, out of, or within the village as identified on the Policies Map;
  - iv. sites, habitats, species and features of ecological interest;
  - v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. wherever possible, ensure that development faces on to existing roads;
- i. do not result in water run-off that would add to or create surface water flooding;
- j. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- k. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- l. provide one electric vehicle charging point per new off-street parking place created.



### Flooding

**10.4** The fen area north-west of the village centre is within the highest risk area at risk of flooding from rivers and the sea (Zone 3 flood risk). The NPPF generally directs development away from areas at highest risk of development through a "sequential test". The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development proposals will not be supported if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. In 2016 all Cambridgeshire districts adopted the Cambridgeshire Flood and Water Supplementary

Planning Document (SPD). Development proposals should have regard to the content of the SPD and will be judged against its content unless it is superseded by more up-to-date policies at a national level or in the East Cambridgeshire Local Plan.

**10.5** The risk of flooding from surface water is relatively low in the village centre when compared to many settlements. However, and notwithstanding the low risk, development proposals should be designed to incorporate measures that will not add to or create surface water flowing.

## POLICY RCH13 - MITIGATING THE RISK OF FLOODING FROM DEVELOPMENT

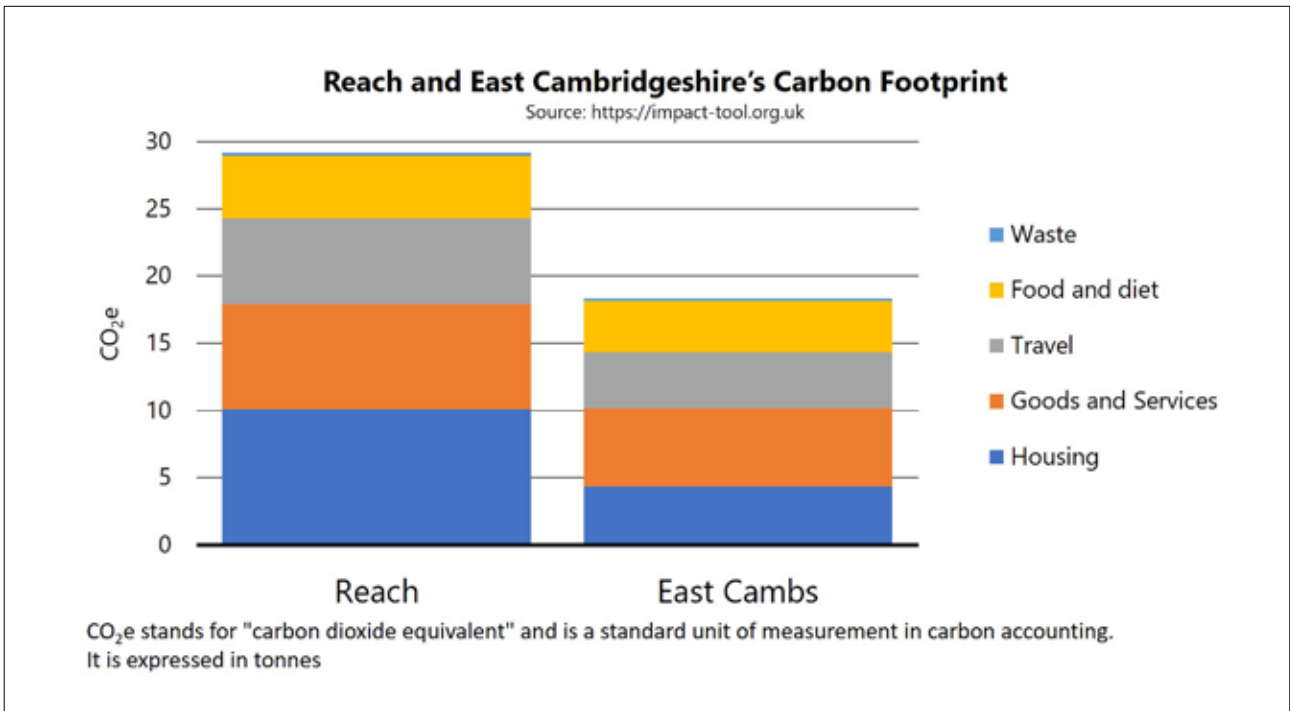
All development proposals involving new build and situated within those areas in the parish at risk from surface water flooding (as documented in the most up to date Strategic Flood Risk Assessment and Surface Water Management Plan) shall be accompanied by a site-specific flood risk assessment.

Such development proposals shall:

- be accompanied by a Surface Water Drainage Strategy;
- ensure all surface water is appropriately managed through the use of sustainable drainage systems and include detailed proposals for future maintenance of these; and
- be designed and constructed to reduce the overall level of surface flood risk to the use of the site and elsewhere when compared to the current use;

For all locations, Sustainable Drainage Systems are the preferred method of surface water disposal and should be incorporated unless demonstrably unfeasible to do so.

Systems that benefit Reach's biodiversity and wildlife will be supported.



Reach's Carbon Footprint (Source <https://impact-tool.org.uk/>)

**10.6** The Centre for Sustainable Energy (CSE), has developed a community carbon calculator in response to a demand from smaller settlements to have robust and accurate data on their carbon footprint, so that they can best direct their efforts to tackle the climate emergency. For reach, it identifies that "land use, land-use change, and forestry" is the biggest source of CO<sub>2</sub>.

**10.7** Energy consumption and the demand for energy is a major determinant of climate change. Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy-saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. Oil is the most frequently used heating source in the village but it unsustainable and polluting

in its production, shipping, distribution and use. In line with national government policy, the long-term aim should be to reduce the overall use of all fossil fuels – gas, oil and coal.



## POLICY RCH14 – SUSTAINABLE BUILDING

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Development proposals should, as appropriate:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation, be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- c. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems; and
- e. make provision for grey water/rainwater, and/or surface water harvesting and recycling.

Development proposals on fen soils should consider and offset the carbon losses associated with building through the incorporation of commensurate carbon offsetting measures.

### Community Energy

**10.8** The Neighbourhood Plan Residents' Survey revealed a significant interest (86% of respondents) in the principle of a community energy scheme. Furthermore (81%) of respondents would consider replacing their current system with a more up-to-date system based on renewable electricity.

**10.9** The receptiveness to greener sources of domestic energy is unsurprising given respondents' views elsewhere in the survey about reducing their carbon footprint and the village's current heavy dependence on fossil fuels. Approximately three quarters of households in Reach rely on oil as their main source of heat and only a very small proportion of homes draw on renewables to assist in heating and hot water.

### Reach Energy Group (REG)

**10.10** As part of the NP project, REG was set up to look into green energy options the village, and in particular, to examine the feasibility of a community scheme to provide low carbon energy for the entire village, drawing on the experience of Swaffham Prior, our neighbouring community. Investigations have yet to identify a technical solution that is appropriate and cost-effective for Reach.

**10.11** REG's work has arguably increased the uptake of greener energy options by individual households aided to a degree by the Government's current Green Homes Grant package. REG will continue to monitor and evaluate evolving technology, the impact of the Green Homes Grant, the take up of greener energy options and the outstanding need of renewable energy in Reach. It will aim to identify and encourage schemes appropriate for Reach's circumstances.

## COMMUNITY ACTION 2 – COMMUNITY ENERGY SCHEME

Given the economies of scale and environmental benefits likely to arise from a collective approach, the delivery of a community energy scheme will continue to be explored to identify a solution that is appropriate and cost-effective.

## POLICY RCH 15 – COMMUNITY ENERGY PROPOSALS

Proposals for community led renewable energy initiatives, especially those providing a long-term source of income for the community and reducing bills by enabling local supply, will be supported provided:

- The energy generating infrastructure is located as close as practicable to existing buildings and or the proposed development it is intended to serve; and
- The proposal is for a proportional scale to the use it will serve; and
- The siting, scale and design of the energy generating infrastructure will not adversely affect the village in terms of visual impact on views, distinctive and archaeologically significant landscapes, listed buildings and on buildings of local significance and through the creation of noise, vibration, or electromagnetic interference.

### Dark Skies

**10.12** There is currently minimal street lighting in Reach and any change could have a significant detrimental impact on the rural character of the village and add to light pollution. Paragraph 180 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact. When asked in the Village Survey, 75 percent of respondents consider Dark Skies to be an asset to the village.

## POLICY RCH16 - DARK SKIES

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

## 11 INFRASTRUCTURE AND SERVICES

### Infrastructure and services objectives

11. Retain existing facilities and encourage the provision of new services and facilities.
12. Ensure that the essential infrastructure including highways is maintained and, where necessary, improved.

**11.1** The village currently has very little in the way of services and facilities and can be listed as:

- The Village Hall
- The Dykes End Public House
- The Playing Field including tennis court and play equipment
- The Allotments
- Cricket Pitch
- The Menage
- The Prospects Trust Farm Shop
- The bird hide on National Trust land at Tubney Mere

**11.2** The likelihood of additional services being provided, such as a village shop, appears remote and support was not evidenced in the Residents' Survey. However, additional provision will be especially welcomed if it does not have a detrimental impact on the environment and highways. It is also vital that services and facilities are protected and enhanced for the use of current and future residents.

**11.3** In some instances, the loss of a service might have a significant detrimental impact on the settlement and its sustainability. The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the government in the Localism Act 2011 and came into force in September 2012. The aim was to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their area as 'assets of community value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could

do so in the future. The Localism Act 2011 states that 'social interests' include cultural, recreational and sporting interests.

### POLICY RCH17 - PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) will only be permitted where:

- a. it can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

**11.4** The relatively recently completed provision of the Cricket Pitch and Menage has made an important contribution to recreation facilities in the village. The further enhancement of these or the provision of further sport and recreation facilities in Reach will be supported subject to careful consideration and mitigation of any impacts that the proposal might cause.

### **POLICY RCH18 - OPEN SPACE, SPORT AND RECREATION FACILITIES**

Proposals for the provision, enhancement and/ or expansion of amenity, sport or recreation open space or facilities, as shown on the Policies Map, will be permitted subject to compliance with other Policies in this and other adopted Local Plans. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of village, and the current standards of open space and sports facility provision adopted by the local planning authority.



## 12 TRAVEL

### Travel Objectives

13. Minimise the impact of the motor vehicle on the village.
14. Improve opportunities for non-motorised travel within and out of the parish.

**12.1** The village has a poor transport network not helped by its narrow roads. The nature of its position between the villages of Burwell and Swaffham Prior can result in motorists using the village centre as a 'rat run' rather than using the busy main road during rush hours.

#### Public Transport

**12.2** The local bus service (part of that running from Cambridge to Newmarket) is sparse, but there is some provision for private transport to localities such as Burwell surgery. School buses are provided for children attending Swaffham Prior Primary School and Bottisham Village College.

**12.3** Students attending further education colleges in Cambridge use service buses but these stop running at 19.15 (Cambridge to Reach) and 18.23 (Reach to Cambridge) curtailing leisure activities. It is not known if Stagecoach plan to change the timetable; the company says so many journeys are made by customers with passes that routes such as those which service Reach run at a loss. There are taxi services in the nearby village of Burwell.

#### Cycling

**12.4** The village is on the Sustrans National Cycle Network (Route 51) and is a popular destination for cyclists. There are also a number of byways in the parish that allow for off-road cycling, particularly along Straight Drove towards Upware or along Barston Drove and Black Droveaway. The strength of village opinion for vehicle free routes to Burwell and Swaffham Prior was revealed in the residents' survey. 80% of respondents thought it 'very important'. A Reach to Burwell greenway has been listed by Cambridgeshire County Council.

#### Walking

**12.5** Reach is strategically located at one end of the Devils Dyke providing a continuous vehicle-free route from Wicken to Woodditton via Reach.

#### Car parking

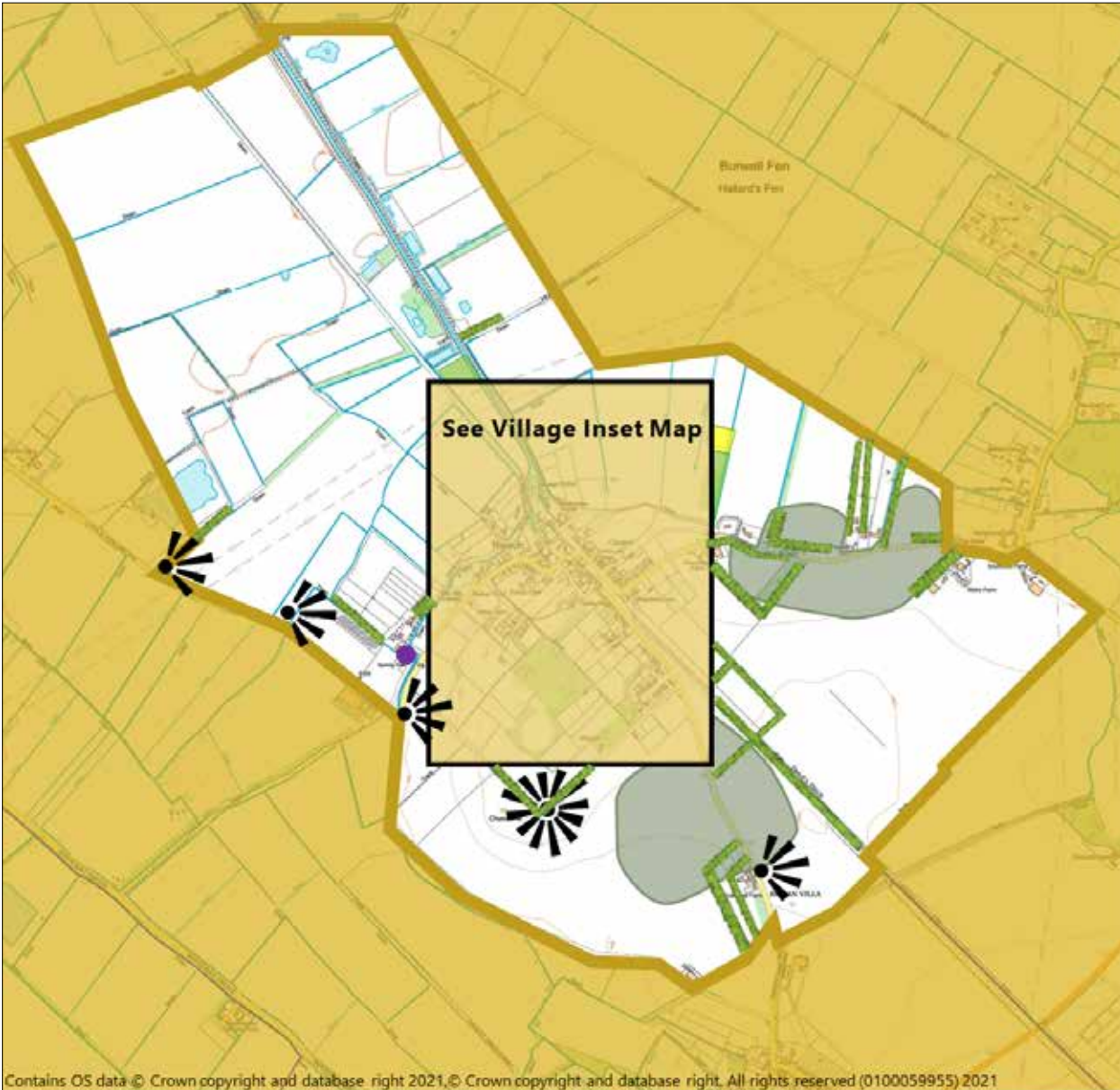
**12.6** There is a small car park in the village providing parking for the playground, football pitch and tennis court otherwise most parking is street parking and when necessary parking on Fair Green (inadvisable in winter months). A new playground has recently been installed which has proved popular with visitors to the village. This and the limited parking at the village pub has increased roadside parking noticeably.

### POLICY RCH19 - NEW VEHICLE-FREE ROUTES

Proposals that deliver new or improved vehicle-free walking, cycling and equestrian routes to neighbouring villages, or as part of a wider network of provision, will be supported.

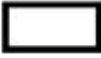











# POLICIES MAP

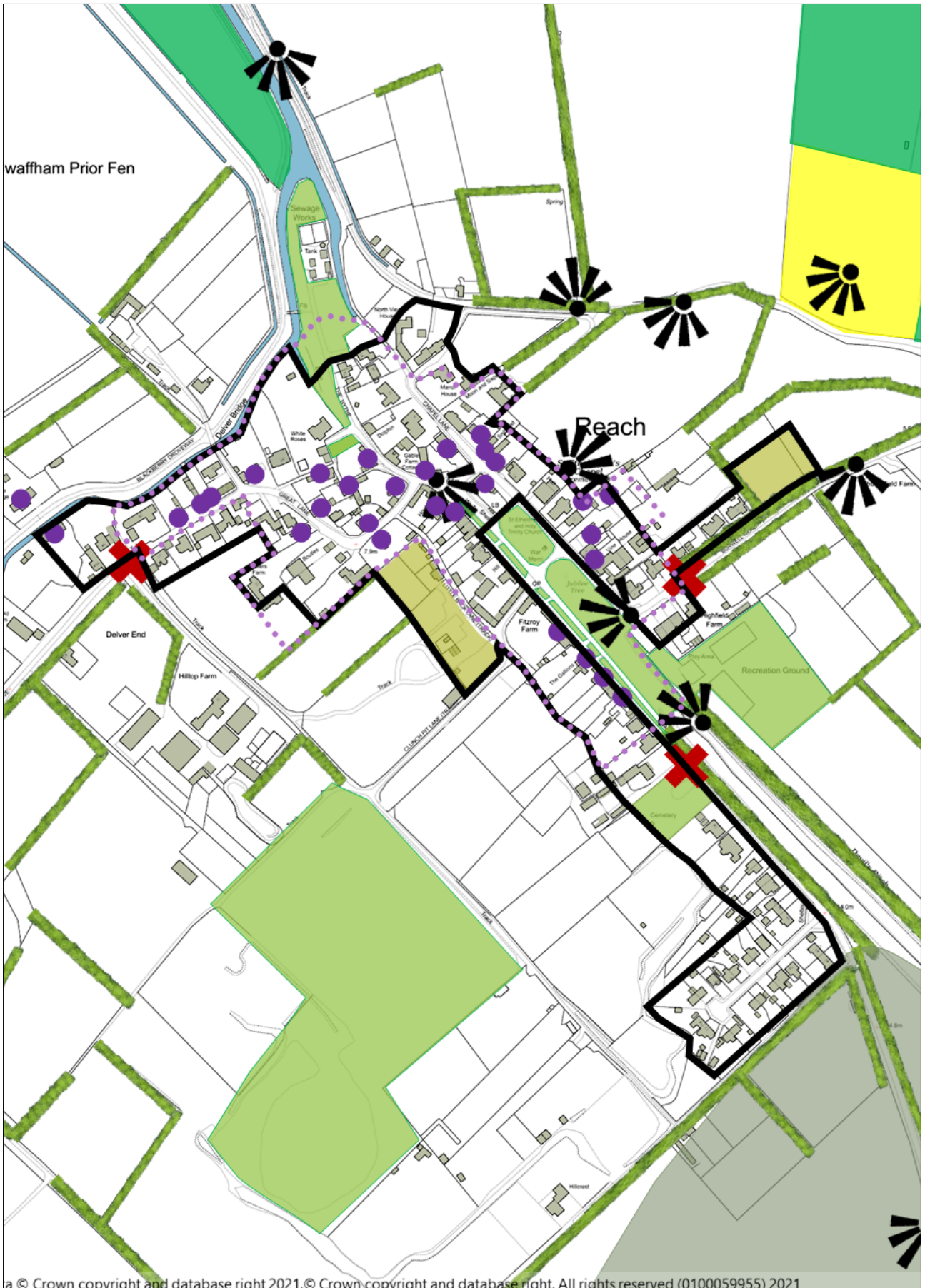


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## Policies Map and Inset Map Key

- |   |   |
|---|---|
|  Development Envelope (RCH1, RCH2)         |  Important Views (RCH6, RCH10)           |
|  Existing Residential Planning Permissions |  Recreational Open Space (RCH18)         |
|  Important Gap (RCH6)                      |  Buildings of Local Significance (RCH11) |
|  Local Green Space (RCH9)                  |  Green Infrastructure Network (RCH7)     |
|  Village Gateways (RCH12)                  |  Conservation Area                       |

# INSET MAP



## APPENDIX 1 -

### Housing permissions not completed as at 1 February 2021

Site	Proposal	Application Ref	Dwellings
Land East of 27 Burwell Road	1 x four bedroom, 1.5 storey timber-frame detached dwelling with detached double garage	20/01415/FUL	1
Southwest of Hill Farm, Fair Green	Demolition of existing agricultural buildings, construction of two detached bungalows, associated parking and infrastructure	18/01397/OUT	2
Land to East of Orchard Cottage, 11 Chapel Lane	Construction of one and half storey detached dwelling with new access	19/01439/FUL	1
Churchfield Farm Burwell Road	Change of use of agricultural building to a dwelling	16/00833/ARN	1
Land Opposite 20 Burwell Road	Erection of 3 dwellings	17/00967/OUT	3
		<b>Total</b>	<b>8</b>

## APPENDIX 2- HERITAGE ASSETS

### Reproduced from Historic England's register of Listed Buildings - February 2021

The buildings and features below are currently identified on Historic England's statutory registry of listed buildings and monuments

#### Scheduled Monuments

Devil's Ditch [Dyke], Reach to Woodditton  
Roman villa and Iron Age settlement N of Reach Bridge

#### Grade II Listed Buildings

Moon and Sixpence, Chapel Lane  
Market Cross, Fair Green  
Barn to north of Fullers Farmhouse, Great Lane  
The Post Office High Street [17 Square Green]  
22 and 23 High Street [22 and 23 Fair Green]  
Hill Farmhouse, 28 High Street [28 Fair Green]  
Manor House, Chapel Lane  
Parish Church of St Ethelreda, High Street [Fair Green]  
Myster House, High Street [Fair Green]  
24 High Street [24 Fair Green]  
K6 Telephone Kiosk, Fair Green  
White Roses, The Hythe  
21 Great Lane  
War Memorial, Fair Green



## APPENDIX 3 – BUILDINGS OF LOCAL SIGNIFICANCE

A separate "Assessment of Buildings of Local Significance" (available on the Neighbourhood Plan pages of the village website) has been undertaken to identify buildings which are important to the community and should be taken into account when considering development proposals. This appendix briefly describes the buildings that are identified in Policy RCH11 and identified on the Policies Map.

### 1 - Chapel of St John

A medieval chapel, possibly the chapel of St. John to which bequests were made in the early 16th century to a chapel at Reach. The chapel is the earliest known standing building in the village. It is very likely to be part of the medieval settlement of East Reach. Its west end will have been destroyed during the construction of the church, but the eastern half is likely to have survived below ground.

### 2 - 15 Fair Green

A 17th century two storey house with timber-framing and tiled gabled roof, standing at right angles to the street. The property lies between the rampart of Devils Dyke (still standing here until the mid-18th century) and the early settlement of East Reach to which the property belonged.

### 3 - Water Hall Cottage

A 17th century house with one storey and attics, clunch walls (perhaps replacing timber-framing) and tiled roof. Its position suggests that it is a survivor of denser settlement along the catchwater drain and basins associated with basins. As such, the property is likely to have evidence of wharfage and trade along the catchwater drain.

### 4 - 21 Fair Green

A late 18th century house of two storeys with clunch and red brick walls, and pantiled, gabled roof. Inside, the cross beams are either chamfered or cased. Originally a single dwelling on a large plot as shown on the 1805 map, at some point it has been divided up into at least 3 dwellings. The property is the northernmost of a terrace of similar buildings. As a group they are among the most attractive and distinctive on fair Green.

### 5 - 8 Swaffham Road

House with two storeys with clunch walls faced in red brick except on the back. It has a gabled roof with pantiles. Originally two houses, the southern is an early 18th century single story building which had its walls raised at the beginning of the 19th century. Group value.

### 6 - 3/5 The Hythe

No.3 is a two storey brick and clunch house with slate roof and cellar lined with clunch. It was originally two smaller workers houses, combined between 1886 and 1921. It was a shop and farmhouse to the yard behind by the late 19th century. No.5 is a brick and clunch house with a slate roof. It was originally two small 19th century workers houses.

### 7 - Snib End, 2 Chapel Lane

Late 18th century house with two storeys, rendered brick with dentilled eaves course and slated gabled roofs with parapets. It stands at right angles to the street. Elements of the brick frontage and changes in the clunch work on its south wall suggest that it may have originally been a clunch-built one storey and attic building in the 18th century.

### 8 - Prospect House, 38 Great Lane

A brick and clunch house with a slate roof now rendered and painted. The central window on the frontage is perhaps the original front door. The original building was built of clunch in the 18th century and was substantially changed during the 19th. The house lies on the frontage of a large plot running down to the catchwater drain.

### 9 - The Dykes End PH and The Barn, 9A, 9B & 9C Fair Green

An early 19th century village farm represented by its surviving clunch barn to the rear and The Dykes End pub which was originally the farmhouse. The clunch-built barn shows on the 1800 enclosure map, set back from the road with two properties on the frontage.

The Dykes End pub is of white brick, two storeys with a slate roof. With its white frontage and front garden it is perhaps the most iconic element in the village landscape, occupying the central position on the green.

### 10 - Vine House

House of two storeys with white brick walls and pantiled gabled roof. The present exterior is early 19th century but an earlier G plan house may be incorporated.

### 11 - Fitzroy Farm

An early 19th century house of two storeys, white brick (now painted) and pantiled gabled roof. In the early 20th century the southern part of the house was the house used to extend No 31, a small house next door. Before this, Fitzroy farm was a much more substantial building with steeper pitched, a central chimney stack and a central entrance (now replaced by a bay window).

### 12 - Spring Hall Farm

A 19th century farmhouse house of two storeys, built of local stone with a hipped slate roof. It is built to the north of the catchwater drain and Blackberry Drove. The frontage has a central entry with symmetrical sash windows.

### **13 - Rose Cottage**

A 19th century house in local brick with a modern gabled roof. Only surviving 19th century workers house north of the catchwater drain. Group value with 36, 40 and 42 Great Lane.

### **14 - 40 and 42 Great Lane**

A pair of back-to-back late 19th century houses in local brick with a hipped slate roof built at right angles to the road. A date plaque of 1871 is high on the roadside wall. Group value with 36 Great Lane and Rose Cottage.

### **14 - 36 Great Lane**

A 19th century house in local brick with a pantile roof. Group value with 40 and 42 Great Lane and Rose Cottage.

### **15 - Delph End Cottage**

A 19th century house in local brick and clunch with a slate roof. It was originally two workers houses with a lean-to on each side.

### **16 - Tigh an Righ**

A house in local brick-built side on to Little Lane. The western part is a modern extension, but the rest is a complex sequence of earlier, 19th century houses, possibly facing into a shared plot to the south.

### **17 - 17 Great Lane**

A 19th century house in white painted clunch and brick with a slate roof. The original buildings were probably agricultural, but the building sequence is not clear.

### **18 - 16 Great Lane**

A 19th century house in rendered and white painted clunch and brick with a pantile roof. The original building was a pair of semi-detached two workers houses, gable end to the road.

### **19 - Ivy End Cottage and 14 Great Lane**

A pair of 19th century semi-detached houses. Ivy End Cottage has been extended to the west but retains its original frontage. Its neighbour has been extended to the rear and now has its entry off Great Lane.

### **20 - 6 and 8 Great Lane**

A pair of 19th century workers houses in local brick with a pantile roof. A modern extension has been added on the east end.

### **21 - 5 Great Lane**

A pair of 19th century workers houses in local brick with a pantile roof, now combined into one dwelling. Originally two houses, the right-hand door is now blocked. The left house was Reach Post Office in the 1920s. In 1886 it shared a yard and well with another pair of houses, now demolished.

### **22 - 16 Fair Green**

An early 19th century house of two storeys with brick walls and slate gabled roof, early 19th century. The only property on the village green, it was originally a pair of semi-detached houses, perhaps built as a pair of workers cottages.

### **23 - 20 Fair Green**

A 19th century house in local brick and clunch with a hipped slate roof built at right angles to the road. It was originally two dwellings within the property of 21 Fair Green.

### **24 - Congregationalist Chapel**

In 1863, increasing congregations raised money to build the present chapel which could seat up to 350 people. Normally linked from the 1860s to Burwell Congregationalist chapel, the Reach chapel remained in use until its closure c. 1963. The partly derelict building was sold in 1968 and is now partially converted into a dwelling.

### **25 - 2 Swaffham Road**

An early 19th century one storey and attic house with side and back walls of clunch, and front wall and dressings of brick. The building was originally two dwellings, the southern being smaller but with an extension to the rear.

### **26 - Gallions**

A 19th century house built in local brick with a pantile roof. Group value.

### **27 - Bull Cottage**

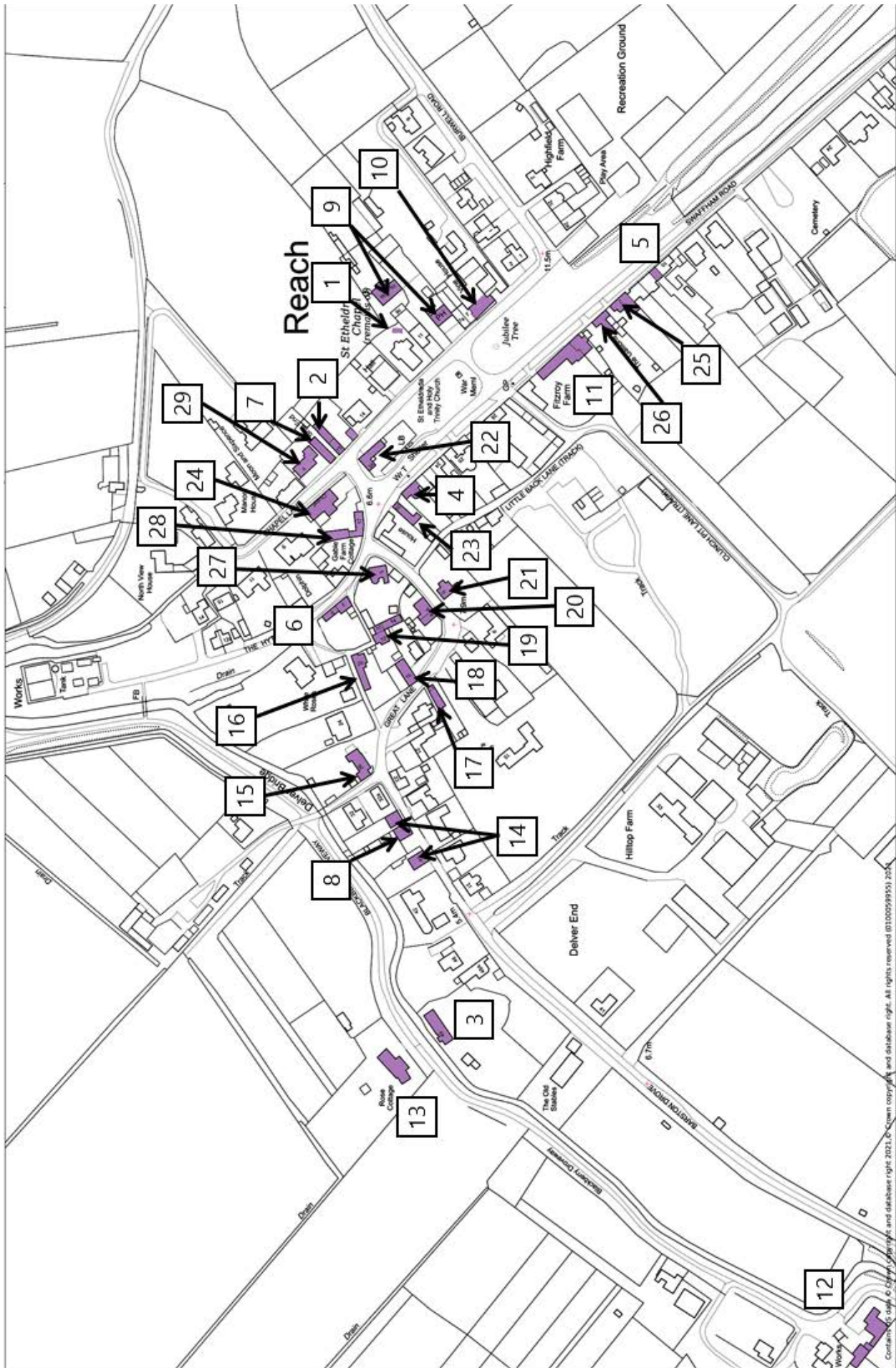
A 19th century house with local brick on the frontage but mixed red brick on the side.

### **28 - Gable Farm House**

In 18th century two storey house of brick and clunch, with a central chimney and pantile roof. Originally one storey and attic with dormer windows, the eaves were raised to create a second story in the 20th century, leaving its dentil cornice to reveal its old roof line.

### **29 - Chapel Farm Cottage**

A mid-19th century house of two storeys, built of white brick with slate roof. Its frontage is well preserved. It was the farmhouse for a village farm originally on a plot which included the now converted barn to the rear of Moon and Sixpence.



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Buildings of Local Significance

## APPENDIX 4 - DEVELOPMENT DESIGN CHECKLIST

Source: Reach Neighbourhood Plan Design Code– AECOM May 2019

The table below identifies a general design principle followed by a number of questions against which the design proposal should be judged.

<b>Street grid and layout</b>
Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
How will the new design or extension integrate with the existing street arrangement?
Are the new points of access appropriate in terms of patterns of movement?
Do the points of access conform to the statutory technical requirements?
<b>Local green spaces, views and character</b>
What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
Does the proposal maintain or enhance any identified views or views in general?
How does the proposal affect the trees on or adjacent to the site?
Has the proposal been considered within its wider physical context?
Has the impact on the landscape quality of the area been taken into account?
How does the proposal affect the character of a rural location?
How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
Can any new views be created?
Is there adequate amenity space for the development?
Does the new development respect and enhance existing amenity space?
Have opportunities for enhancing existing amenity spaces been explored?
Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
<b>Gateway and access features</b>
What is the arrival point, how is it designed?
Does the proposal maintain or enhance the existing gaps between settlements?
Does the proposal affect or change the setting of a listed building or listed landscape?
Is the landscaping to be hard or soft?

<b>Buildings layout and grouping</b>
What are the typical groupings of buildings?
How have the existing groupings been reflected in the proposal?
Are proposed groups of buildings offering variety and texture to the townscape?
What effect would the proposal have on the streetscape?
Does the proposal maintain the character of dwelling clusters stemming from the main road?
Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
<b>Building line and boundary treatment</b>
What are the characteristics of the building line?
How has the building line been respected in the proposals?
Has the appropriateness of the boundary treatments been considered in the context of the site?
<b>Building heights and roofline</b>
What are the characteristics of the roofline?
Have the proposals paid careful attention to height, form, massing and scale?
If a higher than average building(s) is proposed, what would be the reason for making the development higher?
<b>Household extensions</b>
Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
Do the proposed materials match those of the existing dwelling?
In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
Are there any proposed dormer roof extensions set within the roof slope?
Does the proposed extension respond to the existing pattern of window and door openings?
Is the side extension set back from the front of the house?
<b>Building materials and surface treatment</b>
What is the distinctive material in the area, if any?
Does the proposed material harmonise with the local materials?
Does the proposal use high-quality materials?
Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
Does the new proposed materials respect or enhance the existing area or adversely change its character?
<b>Car parking solutions</b>
What parking solutions have been considered?
Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

Has planting been considered to soften the presence of cars?
Does the proposed car parking compromise the amenity of adjoining properties?
Have the needs of wheelchair users been considered?
Do new parking spaces integrate electric vehicle charging technology? Can existing parking spaces be retrofitted with electric vehicle charging points?
<b>Architectural details and contemporary design</b>
If the proposal is within a conservation area, how are the characteristics reflected in the design?
Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
Does the proposal maintain or enhance the existing landscape features?
Has the local architectural character and precedent been demonstrated in the proposals?
If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?





# Reach for the Future

The Reach Neighbourhood Plan



# Reach Neighbourhood Plan

Pre-Submission Consultation Version